Davidson County DEEDWARR
Recvd: 05/04/04 10:22 2pgs
Fees:13.00 Taxes:293.78

20040504-0050427

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
116 THIRD AVENUE SOUTH
NASHVILLE, TENNESSEE 37201
MCTE00000693

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by SANDRA DIDONATO, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, CHERRY TREE PROPERTIES, INC., has bargained and sold, and by these presents do transfer and convey unto the said SANDRA DIDONATO, her heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being the Northerly 44 feet of the southerly 45.5 feet of Lot No. 27, D.T. McGavock's plan of 98 lots, also called D.T. McGavock's 2nd Addition, as of record in Book 21, page 7, Register's Office for said County.

Said Part of said lot fronts 44 feet on the easterly side of Forth Avenue, North, formerly Cherry Street, and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to Cherry Tree Properties by deed from Joe M. Kirsch, Substitute Trustee, of record as Instrument No. 20040226-0021866, Register's Office for Davidson County, Tennessee.

This is improved ☐ property known as **1720 B 4th Avenue North, Nashville, TN 37208**

unimproved ☐

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said SANDRA DIDONATO, her heirs and assigns, forever. And it does covenant with the said SANDRA DIDONATO, that she is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind itself, their heirs and representatives, to warrant and forever defend the title to said land to the said SANDRA DIDONATO, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 16th day of April, 2004.

CHERRY TREE PROPERTIES, INC.

By: **ANTHONY CHERRY, PRESIDENT**

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **CHERRY TREE PROPERTIES, INC., by ANTHONY CHERRY, it's president,** who executed this document for **CHERRY TREE PROPERTIES, INC.,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 16th day of April, 2004.

NOTARY PUBLIC

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 10-13-04

My Commission Expires OCT. 13, 2004

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 79,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Sandra DiDonato
AFFIANT

Sworn to and subscribed to before me this 16th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 10-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires OCT. 13, 2004

MAP 82-05
PARCEL 80.00

ADDRESS OF NEW OWNERS:
SANDRA DIDONATO
1720 B 4th Avenue North
Nashville, TN 37208

SEND TAX BILLS TO:
SAME