Karen Y Johnson Davidson County
Batch# 179441 DEEDWARRSP
01/02/2019 09:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190102-0000115

Commitment Number: 18349416

After Recording, Send To:
BOSTON NATIONAL TITLE AGENCY
400 ROUSER RD BLDG 2 STE 602
CORAOPOLIS, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Wilma S. Carney, 3517 Hewlett Dr., Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
133 07 0 040 00

SPECIAL WARRANTY DEED

Wilma S. Carney who took title as married, now widowed, hereinafter grantor, whose tax-mailing address is **3517 Hewlett Dr., Nashville, TN 37211**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Wilma S. Carney**, widow, hereinafter grantee, whose tax mailing address is **3517 Hewlett Dr., Nashville, TN 37211**, the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No.7, Parma-Heights, Section Three, as of record in Book 2330, Page 60, Register's Office for said County. Said Lot No.7 fronts 70 feet on the southerly side of Hewlett Drive and runs back 267.07 feet on the east line and 270.48 feet on the west line to a dead line in the rear, measuring 37 feet thereon.
Tax ID: 133 07 0 040.00.
Property Address is: 3517 Hewlett Dr., Nashville, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

Deed recorded at 200610060124232 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 133 07 0 040 00

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on Dec 17, 2018:

Wilma S. Carney

Wilma S. Carney

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 12/17, 2018 by **Wilma S. Carney** who is personally known to me or has produced Drivers ID as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

COMMISSION EXP 05-03-2021

Maximum principal indebtedness for Tennessee recording tax purposes is 0.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 0.00

Subscribed and sworn to before me

This 17 day of Dec, 2018.

Wilma S. Carney
Affiant

Wilma S. Carney
Print Name

(Seal)

Notary Public

My commission expires:

May 3, 2021

Thomas D. Larson
Print Name

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Cheryl L. Bowley, do hereby make oath that I am ~~a licensed attorney and/or~~ the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Virginia

County of Henrico

Personally appeared before me, Deborah Baldwin [Name of Notary], a notary public for this county and state, [~~name of person making~~ Cheryl L. Bowley certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/30/2019

Notary' Seal (if on paper)

DEBORAH M. BALDWIN NOTARY PUBLIC MY COMMISSION NUMBER 273779 COMMONWEALTH OF VIRGINIA