Karen Johnson Davidson County
Batch# 187888 DEEDWARR
01/24/2019 12:21:30 PM 2 pgs
Fees: $13.00 Taxes: $969.40
20190124-0007043

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-5-2021

(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelby Printz and Julia Printz and husband Ronald Printz	owners at property address	
(NAME)	(NAME)	16106017600
644 Tobylynn Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Tonjia L. M. Smith, Executrix of The Estate of Eddie C. Deal, Quincy Maurice Deal, Damietre T. Deal, and Domanique T. Deal** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shelby Printz, unmarried, Julia Printz and husband Ronald Printz, all as tenants in common with rights of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 225 on the Plan of Section Two, Huntington Park, as of record in Plat Book 4175, Page 108, Register's Office for Davidson County, Tennessee, in which said plan reference is hereby made for am ore complete and accurate legal description thereof.

Being the same property conveyed to Eddie C. Deal by virtue of that certain Special Warranty Deed dated September 6, 2005, and being of record at Instrument No. 20051017-0124894 in the Register's Office of Davidson County, Tennessee. Eddie C. Deal died testate on June 28, 2018 and his will has been probated in the Davidson County, Tennessee Probate Court at Docket No 18P1563.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 644 Tobylynn Dr Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23rd day of January, 2019.

Estate of Eddie C. Deal

Tonjia L.M. Smith, exc

Tonjia L.M. Smith, Executrix

Tonjia L.M. Smith, attorney in fact for Quincy Maurice Deal by

Quincy Maurice Deal by Tonjia L. M. Smith, Attorney In Fact

Damietre T. Deal

Damietre T. Deal

Domanique T. Deal

Domanique T. Deal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Tonjia L.M. Smith, Executrix, Damietre T. Deal, and Domanique T. Deal,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of January, 2019.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, Memorie White, a Notary Public, in and for said State and County, Tonjia L. M. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Quincy Maurice Deal and acknowledged that she executed the same as the free act and deed of the said Quincy Maurice Deal.

WITNESS my hand, at office, this 23rd day of January, 2019.

My Commission Expires:
7.5.2021

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D. Page, 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 Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019