Karen Johnson Davidson County
Batch# 206054 DEEDWARR
03/14/2019 03:10:51 PM 2 pgs
Fees: $13.00 Taxes: $573.50
20190314-0023571

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $155,000.00. Affiant Subscribed and sworn to before me, this the 14th day of March, 2019. Carmen Coats Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Christopher J. Sofka Sean G. Kelly	NEW OWNER	
1724 Dr. DB Todd Jr. Boulevard		081-11-0-162.00
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TAMERA GORDON, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER J. SOFKA AND SEAN G. KELLY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 396, in D. T. McGavock's and other's addition to Nashville, called the addition to the town of McGavock, a plan of which is recorded in Book 21, page 41, of the Register's Office for said county.

Said part of said Lot No. 396, fronts 50 feet on the West of 17th Avenue North, formerly James Street, and extends back between parallel lines, about 175 feet, more or less, to 18th Avenue North.Being the same property conveyed to Fannie Pinkerton by Warranty deed from George I. Waddey and wife, Bettie L. Waddey of record in Book 549, page 454, Register's Office for Davidson County, Tennessee, dated December 23, 1920 and recorded on December 23, 1920.

Fannie Pinkerton having since died, leaving heirs Diedre L. Freeman, Charolotte McHenry Cooper, Thomas Riche, Terrence Riche and Tamera Gordon, according to Affidavit of Heirship recorded at Instrument No. 20171228-0131632.

Being the same property conveyed to Tamera Gordon, a married woman by Quitclaim deed from Diedre L. Freeman, a single person, Charlotte McHenry Cooper, a single person, Thomas Riche, a married person, Terrence Riche, a single person of record in Instrument No. 20181120-0114251 Register's Office for Davidson County, Tennessee, dated November 20, 2018 and recorded on November 20, 2018.

**Grantor warrants that she never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1724 Dr. DB Todd Jr. Boulevard, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of March, 2019.

Tamera Gordon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tamera Gordon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of March, 2019.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022