RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 221324 DEEDWARR
04/24/2019 09:26:36 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20190424-0037508

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is
$ 200,000.00

Affiant

Subscribed and sworn to before me, this the 16 day of APRIL, 2019.

Notary Public

My commission expires: 8-20-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JIM ROWAN	**NEW OWNER**	105-16-0-268.00
2208 DUNN AVENUE		
NASHVILLE, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SANDRA TUCKER**, MARRIED WOMAN

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JIM ROWAN, MARRIED MAN

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 14, as shown on the map entitled Corrine Place Resubdivision, of record in Plat Book 3700, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JUNIOR FAY WILLIS AND WIFE, ELLEN B. WILLIS, by deed from KENNETH B. HOBBS, UNMARRIED, of record in Book 7907, Page 799, dated July 24, 1989, said Register's Office. JUNIOR FAY WILLIS having died on May 5, 2003, leaving ELLEN B. WILLIS, as surviving tenant by the entirety.

Further being the same property conveyed to ELLEN B. WILLIS AND SANDRA TUCKER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by quitclaim deed from ELLEN B. WILLIS, A WIDOW, of record in Instrument No. 20170327-0029324, dated March 24, 2017, said Register's Office. ELLEN B. WILLIS having since died on or about July 28, 2017, leaving SANDRA TUCKER, as surving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 2208 Dunn Avenue, Nashville, TN 37211.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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/our hand(s) this 16th day of April, 2019.

Sandra Tucker

SANDRA TUCKER

State of Tennessee)

County of Davidson)

On this 16th day of April, 2019, before me personally appeared, SANDRA TUCKER, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: 8.20.2019 E Prophet

Notary Public

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY