Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 249667 DEEDWARR
06/27/2019 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20190627-0062498

39-B
File #19-1208

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marshall W. Nelson, married** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Angela York, an unmarried woman, and Mitchell York, married man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of First Amendment, Abbington Park, Phase One - Section Three of record in Plat at Instrument No. 20040728-0090230, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marshall W. Nelson by Warranty deed from Wendy R. Manteris aka Wendy R. Gonnerman, husband Nick Manteris of record in Instrument No. 20100802-0060131 Register's Office for Davidson County, Tennessee, dated July 29, 2010 and recorded on August 02, 2010. Marshall W. Nelson is now married to Bryna Nelson and she joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4477 Frost St, Nashville, TN 37214.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this ~~10th~~ 25th day of June, 2019.

Marshall W. Nelson

Bryna Nelson

State of Tennessee)
County of Davidson)

On this ~~10th~~ 25th day of June, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Marshall W. Nelson and Bryna Nelson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 250,000.00.

Affiant

Sworn and subscribed before me on this the ~~10th~~ 25th day of June, 2019.

Notary Public

LISA CONNALLY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 4.17.23

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Angela York 4477 Frost St Nashville, TN 37214	Quicken Loans Inc 1050 Woodward Ave. Detroit MI 48226	062-02-0B-095.00-CO

True Copy Certification

I, Lynn Vaught, 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 Rutherford

Personally appeared before me, Sarah Carter, a notary public for this county and state, Lynn Vaught 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: 5-23-23

SARAH CARTER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY