Karen Johnson Davidson County
Batch# 264893 DEEDWARR
07/31/2019 03:35:34 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20190731-0075645

21759
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Joseph Dominic Arena
903 Carolyn Avenue
Nashville TN 37216

Send Tax Bills to:
New Owner

Map/Parcel: 07209032300

FOR AND IN 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, I/we, **Deborah Leeper, an unmarried person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto **Joseph Arena, unmarried man**, hereinafter called the Grantee(s), their successors 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 Lot No. 75 on the Plan of Irvington, as of record in Book 843, page 60, Register's Office for said County.

Said Lot No. 75 fronts 60 feet on the northerly side of Carolyn Avenue and runs back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to Deborah Leeper, an unmarred person, by Warranty Deed from Patricia Ann Brown, an unmarried person, dated August 29, 2003, and filed at Instrument No. 20030902-0126778, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: 2019 taxes, prorated and assumed; all restrictions and easements of record and zoning regulations which may be applicable.

This is improved property known as: 903 Carolyn Avenue, Nashville, TN 37216

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 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 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/our hand(s) as on the date shown on the Notary forms.

Deborah Leeper

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-VRES-19B-75

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Deborah Leeper,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26 day of July, 2019.

My Commission Expires: 3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $335,000.00

Affiant

Subscribed and sworn to before me this 26 day of July, 2019.

My Commission Expires: 3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public