Karen Johnson Davidson County
Batch# 268384 DEEDWARR
08/07/2019 01:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190807-0078603

Commitment Number: TN19100202

After Recording, Send To:
BOSTON NATIONAL TITLE
400 ROUSER RD BLDG 2 STE 101
CORAOPOLIS, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170. File Number: TN19100202.

**New Property Owner/Mail Tax Statements To:**
**Margaret Musselwhite,** 2122 West Linden Avenue Nashville, TN 37212

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**104 15 0 260.00**

## GENERAL WARRANTY DEED

**Margaret Ann Musselwhite who acquired title as Meg Musselwhite,** hereinafter grantor, whose tax-mailing address is **2122 West Linden Avenue, Nashville, TN 37212,** for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Margaret Ann Musselwhite,** hereinafter grantee, whose tax mailing address is **2122 West Linden Avenue, Nashville, TN 37212,** the following real property:

**Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Linden Place of record in Plat Book 547, Page (s) 121 and 122, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Property Address is: 2122 West Linden Avenue, Nashville, TN 37212**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a WARRANTY DEED recorded at Instrument 20190520-0047030 in the Register's Office of

Davidson County, Tennessee.

Parcel ID: 104 15 0 260.00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on July 22, 2019:

Margaret Ann Musselwhite

**Margaret Ann Musselwhite**

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 22, 2019 by **Margaret Ann Musselwhite** who is personally known to me or has produced AL Driver Lic as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Ella K. Butler
Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is **0.00**.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **0.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 22 day of July, 2019.




(Seal)

Margaret Ann Musselwhite
Affiant

Margaret Ann Musselwhite
Print Name

Ella K Butler
Notary Public

My commission expires:
09/07/2020

Ella K. Butler
Print Name

# True Copy Certification

I, Cheryl L. Bowley, 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 Virginia

County of Henrico

Personally appeared before me, Deborah Baldwin [Name of Notary], a notary public for this county and state, [~~name of person making~~ Cheryl L. Bowley certification] 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: 9/30/2019

Notary' Seal (if on paper)

DEBORAH M. BALDWIN NOTARY PUBLIC MY COMMISSION NUMBER 273779 COMMONWEALTH OF VIRGINIA