Karen Johnson Davidson County
Batch# 276365 DEEDWARR
08/26/2019 11:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20190826-0085525

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 10125 Crosstown Circle Suite 380 Eden Prairie, MN 55344 818309 MI190055 Jason Benzinger	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $ 340,000.00 April M. Zlidarman Affiant Subscribed and sworn to before me, this the 13th day of June, 2019. Notary Public My commission expires: 6/13/2022 (Affix Seal)

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Jeffrey R. Donnelly 2101 Brookview Dr.	NAME: Jeffrey R. Donnelly
STREET ADDRESS: Nashville, TN 37214	STREET ADDRESS: 2101 Brookview Dr. Nashville, TN 37214
MAP & PARCEL NO.: 084-14-0-003.00	

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, Jeffrey Black and Ina M. Black, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Jeffrey R. Donnelly, Married Man,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 2101 Brookview Dr, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 24th day of April, 2019.

x Jeffrey Black
Jeffrey Black

x Ina M. Black
Ina M. Black

State of Tennessee } ss
County of Davidson

RAVEN WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. SEPT. 06, 2022

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jeffrey Black, married (fill in marital status), 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 who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 24th day of April, 2019.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

R Williams
Notary Public
My commission expires 9/06/2022

State of Tennessee } ss
County of Davidson

RAVEN WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. SEPT. 06, 2022

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ina M. Black, married (fill in marital status), 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 who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 24th day of April, 2019.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

R Williams
Notary Public
My commission expires 9/06/2022

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Section Two, Donelson Meadows of record in Plat Book 2133, Page (s) 100 and 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Southeasterly margin of Brookview Drive at the corner of Lots Nos. 87 and 88; thence with the line between said two lots Southeastwardly 415.3 feet; thence South 76 degree 34 minute West 153 feet to the corner of Lots Nos. 86 and 87; thence with the line between said two lots Northwestwardly 317.6 feet to the Southeasterly margin of Brookview Drive; thence with said Drive and with a curve Northeastwardly 42.38 feet to a turn in said Drive, continuing Northeastwardly 89 feet, in all 131.38 feet to the beginning.

Being the same property conveyed to Jeffrey Black and Ina M. Black, husband and wife by Warranty deed from Ruth E. French, unmarried of record in Instrument No. 20141112-0103934 Register's Office for Davidson County, Tennessee, dated November 07, 2014 and recorded on November 12, 2014.

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, 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 herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

