Karen Johnson Davidson County
Batch# 286392 DEEDWARR
09/16/2019 11:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190916-0093605

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	**After Recording Return To:** **Advantage Title Company, LLC** **2037 Liberty Road** **Eldersburg, MD 21784**	Jeremy B. Covert and Heather P. Covert 720 Wolfeboro Lane Nashville, TN 37221

Order Number: AT-78536

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Jeremy B. Covert, married to Heather P. Covert**, for Ten Dollars and 00/100 ($10.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Jeremy B. Covert and Heather P. Covert, Husband and Wife,** whose address is 720 Wolfeboro Lane, Nashville, TN 37221, the following described real property located in County of Davidson, State of Tennessee and further described as follows:

Land in Davidson County, Tennessee, being Lot No. 60 on the Final Plat of Avondale Park, Phase 1, Section 2, of record in Instrument No. 20081218-0121117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 141-05-0A-060.00
Street address of property: 720 Wolfeboro Lane, Nashville TN 37221

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20120628-0056797 in the Recorder's Office, Davidson County, Tennessee.

Signed this 13 day of AUGUST, 2019.

Signature of Grantor(s):

Jeremy B. Covert

Heather P. Covert

Heather P. Covert

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 13th day of August, 2019, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Jeremy B. Covert and Heather P. Covert, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Property Address: 720 Wolfeboro Lane, Nashville TN 37221
Tax Parcel: 141-05-0A-060.00

Oath of Consideration

I or we, Jeremy B Covert the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 13 day of AUGUST, 2019.

Signatures of Affiant(s):

Sworn and subscribed before me this 13th day of August, 2019.

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

True Copy Certification

I, Amy Sussman, 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.

Amy Sussman
Signature
Amy Sussman

State of Maryland

County of Carroll

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification*] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sarah Forbes

* Amy Sussman

Notary's Signature
Sarah Forbes

My Commission Expires: 1/29/2023
Notary' Seal (if on paper)

SARAH FORBES
Notary Public-Maryland
Carroll County
My Commission Expires
January 29, 2023