This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 286787 DEEDWARR
09/17/2019 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20190917-0094097

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $280,000

Affiant Signature

Subscribed and sworn to before me on this the 11th Day of September, 2019.

Notary Public

My Commission expires 10 / 17 / 21

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

NAME AND ADDRESS OF PROPERTY OWNER:
Elizabeth C Cantrell, Margaret L. Cantrell & Charles R. Cantrell
2104 Osage Street
Nashville, TN 37208
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 08111005200

WARRANTY DEED

19NT00677

Effective the 11 Day of Sept, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

MARTHA JACKSON

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ELIZABETH C CANTRELL, UNMARRIED WOMAN AND MARGARET L CANTRELL
AND CHARLES R CANTRELL, WIFE AND HUSBAND.

Hereinafter called the GRANTEES, their 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. 293, on the Map of J. M., T. J., and G. W. Harding's Plan of Lots, of record in Book 21, Page 80, Register's Office for said County.

Said Lot No. 293 fronts 66 feet on the North side of Osage Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Martha Jackson, by Quit Claim Deed from Elizabeth Figgins Fowler, dated 11/28/1997 and recorded 12/02/1997 in Book 10702, page 913, Register's Office for Davidson County, TN.

This is an improved property commonly known as 2104 Osage St, Nashville, TN 37208

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. 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 11 day of Sept, 2019

Martha Jackson

Martha Jackson

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Martha Jackson**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 11 day of Sept, 2019.

Notary Public

My commission expires: 1/31/2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

