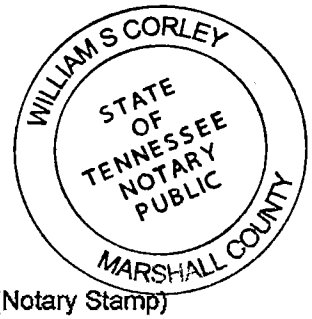
Karen Johnson Davidson County
Batch# 295857 DEEDWARR
10/03/2019 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,180.30
20191003-0101404



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $319,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of September, 2019.

Notary Public

My commission expires: 6/29/21

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Madeleine Constantine	New Owner	104-01-0-261.00
207 North 36th Ave		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

John O. Thetford and Sarah S. Thetford

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Madeleine Constantine, unmarried, and LeAnne Constantine and Jon Greg Constantine, wife and husband, as Tenants in Common with Rights of Survivorship

(hereinafter called the "Grantee"), his 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. 7 on the Plan of M. T. Pendergrass Subdivision of Lot Nos. 175 and 176 in West Grove Plan of record in Plat Book 547, Page 185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Susan Hicks Thetford, Trustee of The John Overton Thetford 2001 Trust u/a/d December 31, 2001 and Susan Hicks Thetford, Trustee of the Sallie Hicks Thetford 2001 Trust u/a/d December 31, 2001 by Warranty deed from Eric Lind, a single person of record in Instrument No. 20131202-0122359 Register's Office for Davidson County, Tennessee, dated November 26, 2013 and recorded on December 02, 2013. (Value of consideration shown in aforementioned deed $175,000.00.)

SP 11/2015

Being the same property conveyed to John O. Thetford by Quit Claim deed from Susan Hicks Thetford, Trustee of The John Overton Thetford 2001 Trust u/a/d December 31, 2001 and Susan Hicks Thetford, Trustee of the Sallie Hicks Thetford 2001 Trust u/a/d December 31, 2001 of record in Instrument No. 20161212-0130056 Register's Office for Davidson County, Tennessee, dated October 05, 2016 and recorded on December 12, 2016. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 207 North 36th Ave Nashville, Tennessee 37209.

This is ☐ improved ☐ unimproved property known as **207 North 36th Ave, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of September, 2019.

John O. Thetford

Sarah S. Thetford

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, John O. Thetford and Sarah S. Thetford, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of September, 2019.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 19-000231-528

SP 11/2015

True Copy Certification

I, Tracey Cerrato, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Tracey Cerrato, 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: 01/24/2023

