This Instrument Prepared by: Ensley, Baker and Shade, PLLC
801F. Sunset Dr. Suite 2
Johnson City, TN 37604
File No. TN6015

After Recording return to:
Aspen Title and Escrow LLC
9724 Kingston Pike, Ste. 208
Knoxville, TN 37922

Karen Johnson Davidson County
Batch# 306451 DEEDWARR
10/25/2019 01:07:45 PM 2 pgs
Fees: $13.00 Taxes: $92.50
20191025-0109733

WARRANTY DEED

THIS INDENTURE, made this 16th day of October 2019, between

Theora I. Jamison, Unmarried

of Davidson County, Tennessee, their executors, heirs, successors, and assigns, hereinafter referred to as "First Parties", and

Gwendolyn Vinsant

of Davidson County, Tennessee, their executors, heirs, successors, and assigns, hereinafter referred to as "Second Parties".

WITNESSETH:

That said First Parties, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration paid into their hands by the Second Parties, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 4-B, as shown on the map entitled Zone Lot Division of Lots 1, 3, 5, and 6, Section One, Brentwood Meadows, of record in Book 6250, page 232, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to THEORA I. JAMISON, UNMARRIED, by deed from MARK A. WARDEN, UNMARRIED, of record in Book 7643, page 766, dated August 29, 1988, said Register's Office.

with all the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors, administrators, and assigns do hereby covenant with said Second Parties, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said Premises are free from all encumbrances, except real property taxes for the year 2019 and all other applicable easements, restrictions, and set back lines of record in the Register's Office for Davidson County, Tennessee, and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties have set their hands and seals on the day and year first above written.

Theora I. Jamison (L.S.) _____ (L.S.)

Theora I. Jamison

STATE OF TN)
COUNTY OF Davidson) ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Theora I. Jamison** the within named 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.

Witness my hand and seal at office this 16 of October, 2019}.

CAROLYN A. GAINES STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES 3-18-2022

Notary Public

My Commission expires: 9-18-22

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is **$25,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 16 of October, 2019}.

CAROLYN A. GAINES STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES 9-18-2022

Notary Public

My Commission expires: 9-18-22

THE NAME AND ADDRESS OF PROPERTY OWNER:
OWNER: **Gwendolyn Vinsant**
ADDRESS: **420 Hill Road**
Nashville, TN 37220
PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
NAME: **Gwendolyn Vinsant**
ADDRESS: 420 Hill Road
Nashville, Tn. 37220

TAX PARCEL ID#: **161-09-0-107.00**