Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 310271 DEEDWARR
11/04/2019 02:10:10 PM 2 pgs
Fees: $13.00 Taxes: $3,866.13
20191104-0113522

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,044,900.00.

Affiant

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

Notary Public
My Commission Expires: 1/3/23

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

2019-316

Address of New Owner:	Send Tax Bills to:	Tax Information:
Johnson Thweatt and Grace Thweatt	New Owner	
4605 Nevada Avenue		091-16-0-115.00
Nashville, TN, 37209		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Michael Allison, an unmarried person

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

Johnson Thweatt and Grace Thweatt, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 506, Block 24 on the Plan of Charlotte Park Company's Plan No. 1 (Charlotte Park Addition) of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 506, Block 24 fronts 50 feet on the southerly side of Nevada Avenue and runs back southerly between parallel lines 150 feet to an alley, measuring 50 feet thereon.

Being the same property conveyed to Michael Allison, a unmarried person by Warranty Deed from Kashani Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20190215-0014244, Register's Office for Davidson County, Tennessee, dated February 08, 2019 and recorded on February 15, 2019.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4605 Nevada Avenue, Nashville, TN 37209.**

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0C-19-4605

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.

Witness our hands this 30th day of October, 2019.

Michael Allison

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 Michael Allison, 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 official seal at Nashville, Tennessee, this 30th day of October, 2019.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D. Shayne Adair - Notary Public
My Commission Expires: 6/13/2022