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# 312696 DEEDWARR
11/07/2019 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20191107-0115020

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 160,000.00

Affiant Signature

Subscribed and sworn to before me on this the 28th day of October, 2019

Notary Public

My Commission expires 10/30/2019

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

NAME AND ADDRESS OF PROPERTY OWNER:
Zaia M. Thombre
210 Juarez Drive
Nashville, TN 37076
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 06912004100

WARRANTY DEED

19NT01057

Effective the 28th day of October, 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,

TORREY D. DEMONBREUN AND WIFE, CANDACE DEMONBREUN

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

ZAIA M. THOMBRE, UNMARRIED

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 the 13th, formerly 23rd Civil District of Davidson County, Tennessee, being the southeasterly half of Lot No. 19 on the unrecorded Plan of Brattonview Subdivision of Bordeaux, Tennessee, described according to a survey made by Erle Drake, County Surveyor, August 14, 1936, and described as follows:

Beginning on the southwesterly margin of Bellefield Avenue, at the intersection with northwesterly margin of Courtney Avenue, southwesterly 100 feet to a corner of Lots No. 18 and 19; thence with the line between said lots, northwesterly 150 feet; thence northeasterly and parallel with northwesterly margin of Courtney Avenue, 100 feet to the southwesterly margin of Bellefield Avenue; thence with the margin of the same, southeasterly 150 feet to the point of beginning.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Torrey D. Demonbreun and wife, Candace Demonbreun, by Special Warranty Deed from Larry C. Demonbreun, Executor of The Estate of Reginald Boya Demonbreun, dated 05/18/2012 and recorded 05/21/2012 in Book 20120521, page 0043607, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 2119 Courtney Ave, Nashville, TN 37218

Tax ID: 06912004100

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 28th day of October, 2019

Torrey D. Demonbreun by Candace Demonbreun, Attorney-In-Fact

Torrey D. Demonbreun by Candace Demonbreun, Attorney-In-Fact

Candace Demonbreun

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

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Torrey D. Demonbreun by Candace Demonbreun, Attorney-In-Fact and Candace Demonbreun**, the within named bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 28th day of October, 2019.

Notary Public

My commission expires: 1/31/2021

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

Certificate of Authenticity

I, Christy Jones, do hereby make oath that I am a license attorney and/or 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.

Christy Jones

Signature

State of Tennessee

County of Davidson

Personally appeared before me Joseph White, **a notary public for this county and state,** Christy Jones **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: 5/15/2021

Notary's Seal (If on paper)

