Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-2759

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of November, 2019

Notary Public

Commission Expires: 5-23-23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robert Nathan Day 624 Shady Lane Nashville, TN 37206	New Owner	083-11-0-029.00

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, I/WE,

Helen S. Pettaway, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Nathan Day

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Rolling Acres, McNabb's Subdivision of Tillman Property of record in Plat Book 1130, Page 34, 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 Gerald Thomas Pettaway and Helen S. Pettaway, husband and wife by Warranty deed from James L. Harris and wife, Jane Harris of record in Book 9649, page 996, Register's Office for Davidson County, Tennessee, dated April 19, 1995 and recorded on April 20, 1995 and Re-Recorded in Book 9703, Page 501.

Being the same property conveyed to Helen S. Pettaway, unmarried and Brandon Taylor and wife, Quiana Taylor, as joint tenants with rights of survivorship by Quitclaim deed from Helen S. Pettaway, unmarried of record in Instrument No. 20181015-0101975 Register's Office for Davidson County, Tennessee, dated October 12, 2018 and recorded on October 15, 2018. Gerald Thomas Pettaway having since died on May 28th, 2015, leaving Helen S. Pettawy sole tenant by its entirety.

Being the same property conveyed to Helen S. Pettaway, unmarried by Quitclaim deed from Brandon Taylor and wife, Quiana Taylor, of record in Instrument No. 20191114-0117234 Register's Office for Davidson County, Tennessee, dated November 5, 2019 and Recorded on November 14, 2019

Being also known as 624 Shady Ln., Nashville, Tennessee 37206.

Karen Johnson Davidson County
Batch# 315624 DEEDWARR
11/14/2019 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20191114-0117524

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 624 Shady Lane, Nashville, TN 37206

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 so 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 assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of November, 2019.

Helen S. Pettaway

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Helen S. Pettaway** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 12th day of November, 2019.

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

(Notary Seal)

Notary Public
My Commission Expires: 5.23.23

True Copy Certification

I, Margaret Philpott, 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 Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23