Bk 29

Karen Johnson Davidson County
Batch# 318961 DEEDWARR
11/25/2019 12:08:16 PM 2 pgs
Fees: $13.00 Taxes: $407.00
20191125-0121506

21958
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Michael Cothern
7428 Bidwell Road
Joelton, TN 37080

Send Tax Bills to:
New Owner

Map/Parcel: 08112017800

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, **Deanna Simpkins, an unmarried woman**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my interest unto **Michael Cothern, a married man**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lots 298 and 300 in the North Nashville Real Estate Company's plan of lots, as of record in Book 21, page 105, Register's Office for Davidson County, Tennessee.

Said lots front 99 feet on Delta Avenue; thence 74.45 fet on the south side of Jane Street; fronts 111.21 feet on Garfield Street and 23.77 feet on the southerly line of Lot 300.

BEING the same property conveyed to Thomas William Brown by deed from Ethel M. Maddin and Pauline Holman, dated 11/8/1977, and filed in Book 5222, page 298, said Register's Office. Thomas William Brown having conveyed by Quitclaim Deed to David Wayne Brown, a life estate with a remainder to Deanna Simpkins, dated May 12, 2010, and filed at Instrument No. 20100601-0041647, Register's Office for Davidson County, Tennessee. The said David Wayne Brown having died on June 22, 2019.

THIS conveyance is subject to: 2019 taxes, prorated and assumed and any and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 829 Jane Street, Nashville, TN 37208

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 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 GRANTEES, their 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.

WITNESS my/our hand(s) as on the date shown on the Notary forms.

Deanna Simpkins _____
Deanna Simpkins

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deanna Simpkins, the within named bargainor, 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 office, this 21st day of November, 2019.

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 110,000.00

Affiant

Subscribed and sworn to before me this 21st day of November, 2019.

My Commission Expires:
3/8/22

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022