Karen Johnson Davidson County
Batch# 329834 DEEDWARR
12/16/2019 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20191216-0129029

Prepared by: J. Gilbert Parrish, Jr., Attorney at Law
60 Brazelton Street, Unit 9, Savannah, Tennessee 38372

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, RICHARD S. GREENE and MILDRED S. GREENE, husband and wife, have bargained and sold and do hereby bargain, sell, transfer, and convey unto DANA C. NOONAN, single, her heirs and assigns forever in fee simple, certain real property located in Davidson County, Tennessee, and which is bounded and described as follows, to-wit:

MAP & PARCEL NOS:
90-16-0 235

Land in Davidson County, Tennessee, being Lot No. 378 on the Map of Charlotte Park, Section V, as of record in Book 2663, page 111 and 112, Register's Office for said county.

Said Lot No. 378 fronts 65 feet on the southerly side of Henry Ford Drive. and runs back 152.2 feet on the easterly side of Henry Ford Drive, and runs back 152.2 feet on the easterly line and 133.6 feet on the easterly line, to a dead line in the rear which is a broken line on which it measures 88 feet.

Being the same property conveyed to Richard S. Greene and Mildred S. Greene, husband and wife, by deed of William M. Greene, dated December 26, 2006 and recorded as Instrument No. 20070102-0000503 in the Register's Office of Davidson County, Tennessee.

This property is with a common address of 6126 Henry Ford Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, unto the said DANA C. NOONAN, her heirs and assigns forever, in fee simple.

And we do COVENANT with the said DANA C. NOONAN, her heirs and assigns, that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and that the same is unencumbered, except by the taxes for the current year which shall be prorated as of the date of the execution of this instrument and subject to the plan of record in Book 2663, Pages 111-112, said Register's Office and all matters therein, including any and all revisions, corrections and/or amendments thereto of record; subject to any and all encumbrances, restrictions, easements, plats, covenants, rights and

conditions that may appear of record in the Register's Office of Davidson County, Tennessee; and further subject to the restrictions of record in Book 2875, page 426 in the Register's Office of Davidson County, Tennessee.

And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said land unto the said DANA C. NOONAN, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hands this 12th day of December, 2019.

Richard S. Greene
RICHARD S. GREENE

Mildred Greene
MILDRED S. GREENE

STATE OF TENNESSEE
COUNTY OF HARDIN

Personally appeared before me a notary public in and for said County and State, RICHARD S. GREENE and wife, MILDRED S. GREENE, with whom I am personally acquainted and who acknowledged that they signed and executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Savannah, Tennessee, on this 12th day of December, 2019.

JANICE BAUGUS STATE OF TENNESSEE NOTARY PUBLIC HARDIN COUNTY

My Commission Expires: 12-12-21

Janice Baugus
NOTARY PUBLIC

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Sumner

I, or we, hereby swear or affirm that the actual consideration to this transfer, or value of the property or interest in property transferred, whichever is greater, is $230,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Dana C. Noonan
AFFIANT

Subscribed and sworn to before me on this the 13th day of December, 2019.

My Commission Expires: OCT 20 2020

NOTARY PUBLIC

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

MAIL TAX NOTICES TO:
DANA C. NOONAN
6417 Curtywood Drive
Nashville TN 37205
New Owner

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

