Karen Johnson Davidson County
Batch# 335702 DEEDWARR
12/27/2019 01:18:30 PM 4 pgs
Fees: $23.00 Taxes: $762.20
20191227-0133917

| Prepared By: | Record and Return To: | Mail Tax Statements to: |
|---|---|---|
| Vidmar & Hardesty, Ltd.,<br>John Vidmar (TN Bar#032525)<br>P.O. Box 211031<br>Columbus, Ohio 43221 | **Amrock Inc.**<br>**662 Woodward Ave.**<br>**Detroit, MI 48226** | Aikyna Delores Finch<br>719 1/2 Hart Ave.,<br>Nashville, TN 37206 |

Order Number: 66666235-D

66666235-5345764

# GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS,** that the Grantor(s) **Lauretta McKissack, an unmarried woman**, for Two Hundred Six Thousand Dollars and 00/100 ($206,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Aikyna Delores Finch, a single woman**, whose address is 719 1/2 Hart Ave., Nashville, TN 37206, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 18 on the East side of Hart Avenue, in what is designated in plan registered in Book 57, Page 129, Register's Office for Davidson County, Tennessee, as Hart's Addition, and being in the old 18th Civil District of said County.

Said Lot No. 18 fronts 50 feet on the East side of Hart Avenue and runs back between parallel lines, 150 feet to an alley.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 082 08 0 245.00
Street address of property: 719 1/2 Hart Ave., Nashville, TN 37206
Prior Instrument Reference by which Grantor(s) acquired title: Book 7570, Page 598 in the Recorder's Office, Davidson County, Tennessee.

Signed this 20th day of December, 2019.

Signature of Grantor(s):

Lauretta McKissack

Lauretta McKissack

STATE OF TN, COUNTY OF Davidson, SS:

***BE IT REMEMBERED*** That on this 20th day of December, 2019 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Lauretta McKissack, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

***In testimony whereof,*** I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Property Address: 719 1/2 Hart Ave., Nashville, TN 37206
Tax Parcel: 082 08 0 245.00

Oath of Consideration

I or we, Lauretta McKissack the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $206,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 20th day of December, 2019.

Signatures of Affiant(s):

Lauretta McKissack

Sworn and subscribed before me this 20th day of Dec., 2019

Notary Public

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON



201912270133917

# True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne