THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2019-1621

Karen Johnson Davidson County
Batch# 345326 DEEDWARR
01/21/2020 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20200121-0006684

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS ($270,000.00) cash in hand paid, the receipt of which is hereby acknowledged, DENISE J. HOOLHORST, A SINGLE WOMAN, ("the Grantor") have this day bargained and sold, and by these presents do transfer and convey unto ANNA ELISE DEJARNATT, A SINGLE WOMAN, their successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot(s) 34, and the easterly 34 feet of Lot No 33 feet as shown on the map entitled Map of Subdivision of Lots No 7-8-9 & 10 and part of 6-11-12 & 13 Cumberland Nurseries Plan, of record in Plat Book 332, Page 36,in the Registers Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 34 fronts 32 feet on the southerly side of Evelyn Street and runs back with the westerly margin of Miller Street, 150 feet to an alley and shows 31 feet on said alley.

Said easterly part of Lot No 33 fronts 34 feet on the southerly side of Evelyn Street and runs back between parallel lines 150 feet to an alley.

Said Lot No 34 and the easterly part of Lot 33 adjoins and together front 66 feet on the southerly side Evelyn Street.

Being the same property conveyed to Denise J. Hoolhorst, a single woman, by Warranty Deed from Shawn Collins, dated July 08, 2016 of record in Instrument Number of 20160713-0071567 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to the right-of-way of Evelyn Drive (also known as Evelyn Ave.), Miller Street and an alley.
2. Subject to all matters on Plat Book 332, Page 36, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2020 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 15th day of January, 2020.

DENISE J. HOOLHORST

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared DENISE J. HOOLHORST, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 15th day of January, 2020
.

NOTARY PUBLIC

JORDAN B. OSBORN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DICKSON MY COMM. EXPIRES 02/27/2021

My commission expires:_____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $270,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 15th day of January, 2020.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires:_____

****

Map & Parcel No: 119-02-0-130

ADDRESS OF NEW OWNERS
ANNA ELISE DEJARNATT
101 EVELYN DRIVE
NASHVILLE, TN 37210
SEND TAX BILLS TO:
CHURCHHILL MORTGAGE CORPORATION
761 Old Hickory Blvd. Ste 400
Brentwood, TN 37027

True Copy Certification

I, **Angie Lawless**, 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 TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022