Karen Johnson Davidson County
Batch# 353591 DEEDWARR
02/05/2020 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $510.60
20200205-0013384

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-26806

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5.2.22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chelsea Noyes	First Community Mortgage	MAP
535 Drake Avenue	275 Robert Rose Drive	PARCEL 133-01-0-347.00
Nashville, TN 37211	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Robert L. Lenk, Jr., married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chelsea E. Noyes, a single woman**

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, and being Lot No. 4-B on the Plan of Zone Lot Division, Resub of Lots 1,2,3 and 4 of the Resub of Lots 39 and 40, H. G. McNabb Subdivision, as of record at Plat Book 6250, Page 546, in the Register's Office for said County, and to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Robert L. Lenk Jr. by Warranty deed from Marbut G. Gaston, Jr., Trustee of record in Instrument No. 20061120-0143611 Register's Office for Davidson County, Tennessee, dated November 10, 2006 and recorded on November 20, 2006.

Subject property has never been a primary or marital residence of the herein named Grantor(s), or their spouses.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **535 Drake Avenue, Nashville, TN 37211.**

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 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 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 hand( )this the 4th day of February, 2020.

Robert L. Lenk,, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert L. Lenk,, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4 day of February, 2020.

My Commission expires: Jan. 8, 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.