Prepared By:
Timios, Inc.

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Karen Johnson Davidson County
Batch# 381160 DEEDWARR
04/02/2020 11:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200402-0035503

After Recording Return To:
CONSTANCE I GRIEVES
2005 WARDEN DR,
NASHVILLE, TN 37216-3521

Send Tax Bills To:
CONSTANCE I GRIEVES
2005 WARDEN DR,
NASHVILLE, TN 37216-3521

WARRANTY DEED

PARCEL NUMBER: 073 05 0 062.00

THIS INDENTURE, made this 26 day of March, 20 20, by and between **CONSTANCE I GRIEVES A MARRIED WOMAN WHO ACQUIRED TITLE AS UNMARRIED,** party or parties of the first part, hereinafter collectively referred to as GRANTOR, and **CONSTANCE I GRIEVES A MARRIED WOMAN ,** as party or parties of the second part, hereinafter referred to as GRANTEE (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: For and in consideration of ZERO Dollars ($0.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 49, VIRGINIA MANOR, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1835, PAGE 22, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

PARCEL ID 073 05 0 062.00

BEING THE SAME PROPERTY CONVEYED TO CONSTANCE I GRIEVES, UNMARRIED BY DEED FROM SHRRY HANGADORN FKA SHERRY THOMPSON, MARRIED RECORDED 07/17/2006 IN DEED BOOK 20060817 PAGE 0101321, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.
And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF: The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Witness 1

CONSTANCE I GRIEVES

Witness 2

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared **CONSTANCE I GRIEVES**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 28 day of March, 2020.

My Commission Expires: Dec 10 2020

OFFICIAL SEAL
CHRIS PARKER
Notary Public - State of Illinois
My Commission Expires Dec. 10, 2020

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

CONSTANCE I GRIEVES

Sworn to and subscribed before me
this 28 day of March, 2020.

My Commission Expires: Dec 10 2020

OFFICIAL SEAL
CHRIS PARKER
Notary Public - State of Illinois
My Commission Expires Dec. 10, 2020

Notary Public

Certification of Electronic Document:

I, DAVID GREENHALGH, 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: PA

County of: Allegheny

Personally appeared before me, Autumn R Carnegie, a notary public for this county and state, DAVID GREENHALGH (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature: _____
Autumn R. Carnegie

My Commission Expires: 06/06/2020

Notary Seal:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic document registered by county registers prior to July 1, 2007, shall be considered with or without the certification provided in subsection (2).