Karen Johnson Davidson County
Batch# 381381 **DEEDWARR**
04/03/2020 08:50:07 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20200403-0035812

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of April, 2020.

Notary Public

My commission expires: 07/06/20

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: U-88-HF-20-1407

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Paula Lynn Tennyson	new owner	**071-11-0-527.00**
1407 Stainback Avenue B		
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jessica Jones, an unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Paula Lynn Tennyson, A single woman

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of The Highland Land Co's Subdivision of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jessica Jones, an unmarried woman by Warranty deed from John R. Lindahl, Jr. and wife, Alice Lindahl of record in Instrument No. 20190125-0007417 Register's Office for Davidson County, Tennessee.

This is improved property known as **1407 Stainback Avenue B, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30 day of Mar, 2020.

Jessica Jones

STATE OF WA
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jessica Jones, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30 day of March, 2020.

Notary Public
My Commission Expires: 5/17/2020

Notary Public
State of Washington
TONJA D. SMITH
MY COMMISSION EXPIRES
05/17/2020

SolomonParks File No. 20-000054-524