WARRANTY DEED

Karen Johnson Davidson County
Batch# 396643 DEEDWARR
05/06/2020 01:39:47 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20200506-0047298

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2020

Notary Public

MY COMMISSION EXPIRES: 6-8-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brittany Leigh Uhniat	NEW OWNER	07210020700
(NAME)	(NAME)	
2618 Neldia Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jeremy Bockman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brittany Leigh Uhniat, unmarried,** 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, being Lot NO. 9 on the map of Neldia Heights Subdivision, as of record in Book 2663, Page 47, Register's Office for Davidson County, Tennessee

Said Lot o. 9 fronts 37.24 feet on the northerly margin of Neldia Court Culdesac and runs back 179.3 feet on the easterly line and 72.1 feet on the southerly line to a dead line measuring 187.5 feet thereon

Being the same property conveyed to Jeremy Bockman, by deed of record in Instrument No. 20150706-0064682, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2618 Neldia Court, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 24th day of April, 2020.

Jeremy Bockman

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 Jeremy Bockman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and seal this 24th day of April, 2020.

Notary Public
My Commission Expires: 1-24-2022

File No.: 14654