ST 20040156

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200426588

Karen Johnson Davidson County
Batch# 405349 **DEEDWARR**
05/22/2020 01:04:35 PM 2 pgs
Fees: $13.00 Taxes: $2,164.50

20200522-0053533

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $585,000.00

Affiant

Subscribed and sworn to before me, this 21st day of May, 2020.

Notary Public
My Commission Expires: _____

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kwame Asare and Serwaa Asare 308 Due West Avenue West Madison TN 37115	New Owner	Tax Parcel ID No. 051-07-0-038.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anita Elliott, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kwame Asare and Serwaa Asare, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a parcel or tract of land situated in the 11th Civil District of Davidson County, including part of the westerly part of Lot #1 on the Map of Stratton Place Subdivision, as of record in Book 547, page 182, Register's Office for Davidson County and described according to a survey of Hickerson-Johnson, Engineers July 21, 1962, as follows:

Beginning at a point in the northerly margin of Due West Avenue at an iron pin 100 feet, west of an iron pin in C.G. Davis' southwest corner; thence north 2Â° 25' east 592.1 feet to an iron pin; thence south 73Â° 34' west 149.5 feet to a stake; thence south 2Â° 40' 50" west 546.29 feet to a monument in the north margin of Due West Avenue; thence south 86Â° 42' 40" east 143.99 feet to the point of beginning.

Being the same property conveyed to J.D. ELLIOTT and wife, ANITA R. ELLIOTT, by deed from NASHVILLE MEMORIAL HOSPITAL, of record in Book 7574, page 117, dated May 26, 1988, said Register's Office.

J.D. ELLIOTT died on or about July 22, 2015, leaving ANITA R. ELLIOTT as the surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), al. easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 051-07-0-038.00.

Matters shown on the Plan of record in Plat Book 547, page 182, said Register's Office.

This is improved property located at 308 Due West Avenue West Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of May, 2020.

Anita R. Elliott

Anita Elliott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anita Elliott, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of May, 2020.

J Anderson

Notary Public

My Commission Expires: _____

