Karen Johnson Davidson County
Batch# 410002 DEEDWARR
06/04/2020 09:41:20 AM 2 pgs
Fees: $13.00 Taxes: $592.00
20200604-0057401

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 108
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Affiant

Subscribed and sworn to before me, this 29th day of May, 2020

Notary Public
My commission expires: 1-24-21

Address of New Owner:	Send Tax Bills to:	Tax Information
40th Ave Church of Christ 617 39th Ave North Nashville, TN 37209	← Same	092-09-0-010.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Norma Jean Matthews and Donald Mitchell representatives of the Estate of Mary Elizabeth Mitchell,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **40th Ave Church of Christ,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows to wit:

Being the northerly 35 feet of the southerly 100 feet on the easterly 242 feet of Block No. 11 on the Map of Clifton Plan of Lots, as of record in Book 21, page 35, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a stake in the westerly margin of 39th Avenue North, said point being located North 2 degrees East 410.5 feet form the northerly margin of Delaware Avenue; running thence South 88 degrees West with old rock fence 242.0 feet to easterly margin of a 20 foot alley (not constructed); thence with said alley North 2 degrees East 35.0 feet to a stake; thence North 88 degrees East 252.0 fete to a stake in the westerly margin of 39th Avenue North South 2 degrees West 35.0 feet to the point of beginning, according to a survey and plat by Norris H. Hickerson dated February 16, 1952.

Included but expressly excluded from the above description is a tract of land as follows:

Being the north 35 feet of the southerly 100 feet of the westerly 40 feet of the easterly 242 feet of Block 11 on the Map of Clifton Plan of Lots, as of record in Book 21, page 35, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 35 feet on the easterly side of an alley and extends back between parallel lines 40 feet to a dead line. Being the same property conveyed to Milton Murray, Allen P. Johnson, Lee Hardy and Charles Hard, Trustees of the 40th Avenue Church of Christ by Warranty Deed from James Alaster Mitchell and wife, Mary T. Mitchell dated June 16, 1972 of record in Book 4613, page 268, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Alaster Mitchell and wife, Mary T. Mitchell by Warranty Deed from Sam Garfinkle and wife, Eva R. Garfinkle dated November 6, 1962 of record in Book 2461, page 125, Register's Office for Davidson County, Tennessee. The said James Alaster Mitchell having since died on _____, vesting fee simple title in the wife,Mary T. Mitchell (also known as Mary Elizabeth Mitchell) as surviving tenant by the entirety. The said Mary Elizabeth Mitchell having since died October 20, 2019 intestate and her estate was probated, Docket # 20P3.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 617 39th Ave North, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 29th day of May, 2020.

Norma Jean Matthews

Norma Jean Matthews

Donald Mitchell

Donald Mitchell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Norma Jean Matthews and Donald Mitchell,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 29th day of May, 2020.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2020036594