Karen Johnson Davidson County
Batch# 412166 DEEDWARR
06/09/2020 07:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20200609-0058750

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $285,000.00 (Two Hundred Eighty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 28th day of May, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES: 11-21-22

Kayla R. Johnson STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO: GRISSIM TITLE & ESCROW, LLC. 1222 17th Avenue South, Nashville, TN. 37212		
ADDRESS NEW OWNER(S) AS FOLLOWS: Alaysa Harbaugh 6402 Frisco Avenue Nashville, TN 37209	SEND TAX BILLS TO: Evansville Teachers Federal Credit Union 44401 Theatre Drive Evansville, IN 47715	MAP-PARCEL NUMBER: 09008004700

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TIFFANY MARIE ADAMS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ALAYSA HARBAUGH, UNMARRIED WOMAN,** 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 TO WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on Plan of West Nashville Anex, Resubdivision of Lots 21, 22, 39, 40, 41 of record in Plat Book 3106, Page 25, 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 Tiffany Marie Adams, unmarried, by deed from Wanda Faye Watson, single, of record in Instrument No. 20150820-0084003, dated August 14, 2015 and recorded August 20, 2015, Register's Office for Davidson County, Tennessee.

Being also known as 6402 Frisco Avenue, Nashville, Tennessee 37209.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 6402 FRISCO AVENUE 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, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2020045598

WITNESS, this 27 day of May, 2020

Tiffany Marie Adams
Tiffany Marie Adams

STATE OF Minnesota)

COUNTY OF Wright)

On this 27 day of May, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Tiffany Marie Adams** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 27 day of May, 2020.

Shannon Freman
Notary Public

Commission Expires: Jan 31 2024

SHANNON R FOREMAN
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2024

True Copy Certification

I, Jennifer Pennell, 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 Tennessee

County of Dickson

Personally appeared before me, Frances Wymonett Rose, a notary public for this county and state, Jennifer Pennell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022