Karen Johnson Davidson County
Batch# 428417 DEEDWARR
06/30/2020 09:18:30 AM 4 pgs
Fees: $23.00 Taxes: $3,237.50
20200630-0070547

#35423

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35423-04-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $875,000.00. Affiant Subscribed and sworn to before me this 29th day of June, 2020. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: James Shreeve, Jessica Shreeve 3621 Central Avenue Nashville, TN 37205	Send Tax Bills To: James Shreeve, Jessica Shreeve 3621 Central Avenue Nashville, TN 37205	Tax Information: Map and Parcel No.: 104 09 0 080 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, Marshall R. Gaskins and wife, Carlene Hunt Gaskins ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to James Shreeve and Jessica Shreeve, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3621 Central Avenue, Nashville, TN 37205.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being the east 14.1 feet of Lot No. 146 and the west 43 feet of Lot No. 144, Richland Realty Company's Second Subdivision, Division "B" of record in Book 332, page 92, Register's Office for said County.

Said parts of said lots front 57.1 feet on the south side of Central Avenue, and run back between the parallel lines, 192.5 feet to an alley.

Being the same property conveyed to Marshall R. Gaskins and wife, Carlene Hunt Gaskins by deed dated March 19, 1984 from Robert E. Mabry, unmarried of record in Book 6254, page 319, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 1, 2015 of record in Instrument No. 20150911-0092576, Register's Office for Davidson County, Tennessee, Marshall R. Gaskins and wife, Carlene Hunt Gaskins conveyed subject property to Marshall R. Gaskins and wife, Carlene Hunt Gaskins, a fifty percent (50%) undivided interest each as tenants in common.

Together with a driveway easement as more particularly described in Deed of record in Book 583, page 23, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 104 09 0 080 00.
2. All matters appearing on the Plan of record as Book 332, page 92, Register's Office for Davidson County, Tennessee.
3. Driveway Easement as described in Deed of record in Book 583, page 23, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of June, 2020.

Marshall R. Gaskins

Marshall R. Gaskins

Carlene Hunt Gaskins

Carlene Hunt Gaskins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marshall R. Gaskins and Carlene Hunt Gaskins, 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, at office, this 29th day of June, 2020.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

