This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW20476

Karen Johnson Davidson County
Batch# 430006 DEEDWARR
07/02/2020 09:34:03 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20200702-0071717

Send Tax Bills To:
Patricia V. Freeman
910 Rosemont Ave NW.
Cullman Alabama 35055

New Owner is:
Patricia V. Freeman
0 37th Avenue (Lot 17)
Nashville, TN 37209

MAP/PARCEL: 104-01-0-132.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **James Brantley Connell and Charles Joseph Connell and Ann Catherine Rogers, children of Lorene Talbert Connell, as tenants in common**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Patricia V. Freeman**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 0 37th Avenue (Lot 17), Nashville, Tennessee 37209

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows to-wit:

BEING Lot No. 17 on the Plan of Westdale Subdivision as of record in Book 547, page 50, Register's Office for Davidson County, Tennessee.

SAID Lot No. 17 fronts 50 feet on the westerly side of 37th Avenue North, formerly Pilcher Avenue, and runs 213 feet on the southerly side line and 224 feet on the northerly side line to an alley, measuring 50 feet on said alley.

BEING PART OF the same property conveyed to James Brantley Connell, Charles Joseph Connell and Ann Catherine Rogers, children of Lorene Talbert Connell, as tenants in common, by Quitclaim Deed from James Brantley Connell, Trustee, and Charles Joseph Connell, Trustee, for Lorene Talbert Connell Living Trust Agreement dated May 10, 2018, said Quitclaim Deed being 6/6/2020 and recorded 6/12/2020 in Instrument Number 20200612-0060309, in the Register's Office for Davidson County, Tennessee.

BEING PART OF the same property previously conveyed to James Brantley Connell, Trustee, and Charles Joseph Connell, Trustee, for Lorene Talbert Connell Living Trust Agreement dated May 10, 2018 by Quitclaim Deed from James Brantley Connell and Charles Joseph Connell, as tenants in common, dated 5/10/2018 and recorded 5/14/2018 in Instrument Number 20180514-0045763, in the Register's Office for Davidson County, Tennessee.

BEING PART OF the same property previously conveyed to James Brantley Connell and Charles Joseph Connell, as tenants in common, by Quitclaim Deed from Lorene Talbert Connell and husband, Joseph Leroy Connell, dated 3/3/2017 and recorded 4/4/2017 in Instrument Number 20170404-0032794, in the Register's Office for Davidson County, Tennessee.

BEING PART OF the same property previously conveyed to Lorene Talbert Connell by Warranty Deed from E. H. Talbert (Ernest H. Talbert), dated 1/7/1977 and recorded 12/5/1979 in Book 5539, Page 284, in the Register's Office for Davidson County, Tennessee.

SEE Scrivener's Affidavit of record in Instrument No. 20200618-0064199, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of June, 2020.

GRANTOR:

James Brantley Connell

Charles Joseph Connell

Ann Catherine Rogers

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **James Brantley Connell, Charles Joseph Connell and Ann Catherine Rogers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of June, 2020.

NOTARY PUBLIC
My Commission Expires: 3-8-22

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

SWORN TO and subscribed before me this 30th day of June, 2020.

NOTARY PUBLIC
My Commission Expires: 3-8-22

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY