Name and Address of New Owner:
Lillian Van Ryzin
1239B McGavock
Nashville, TN 37216

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 431174 DEEDWARR
07/06/2020 12:58:56 PM 2 pgs
Fees: $13.00 Taxes: $832.54
20200706-0072375

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 07207017000

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 legal sufficiency of which are hereby irrevocably acknowledged, **GRE, LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lillian Van Ryzin, A Single Woman**, "the Grantee," the following described real estate in Davidson County, Tennessee:

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

Being the easterly one-half of Lot No. 51 on the Map of Kenmore Place as of record in Plat Book 332,
Pages 32 and 33, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 51 fronts 50.0 feet on the northerly margin of Maxey Lane or McGavock Pike and
runs back between parallel lines 250.0 feet to a dead line.

Being the same property conveyed to GRE, LLC, by Warranty Deed from Judy E. Nalls and Pennie L. Nalls, recorded on May 10, 2019, of record in Instrument No. 20190510-0044288, Register's Office for Davidson County, TN.

Being the same property conveyed to Judy E. Nalls and Pennie L. Nalls by Quitclaim Deed from Henry E. Nalls, recorded on May 22, 2017, of record in Instrument No. 20170522-0050643, Register's Office for Davidson County, TN.

This is improved property known as 1239B McGavock, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: CVR 20-1239B

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of June, 2020.

GRE, LLC

By:_____
John A. Bell, Jr-Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of GRE, LLC the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of GRE, LLC by himself as Authorized Agent.

Witness my hand, at office, this 29th day of June, 2020.

BRADY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 7-6-20

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $225,011.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 29th day of June, 2020.

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

_____
Notary Public
My commission expires:_____
File No. 2020-1329