6

**NEW OWNER:**
Courtney Underwood
1004 Clarke Street
Nashville, TN 37138

**SEND TAX BILLS TO:**
FirstBank
318 Seaboard Lane, Suite 205
Franklin, TN 37067

**THIS INSTRUMENT PREPARED BY:**

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

**FILE NO:** 20-222

**MAP & PARCEL**
**044-15-0-337.00**

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 435737 **DEEDWARR**
07/13/2020 08:32:46 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50

20200713-0075944

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS ($325,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Rebecca Ward** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Courtney Underwood, a single woman** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

**A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:**

**Being Lot No. 79 of Section "B" on the Plan of E. I. Dupont Denemours and Company's Subdivision of Old Hickory Village, as shown of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee.**

**Said Lot 79 fronts 53 feet on the Westerly side of Clarke Street and extends back 87.3 feet on the Northerly line and 87.7 feet on the Southerly line to a dead line, measuring 53 feet thereon.**

**Being the same property conveyed to Rebecca Ward by Warranty deed from James L. Crosslin and Heidi F. Crosslin, husband and wife, and Todd Mays of record in Instrument No. 20180911-0089883 Register's Office for Davidson County, Tennessee, dated August 29, 2018 and recorded on September 11, 2018.**

**Being also known as 1004 Clarke Street Nashville, Tennessee 37138.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 8 day of July, 2020.

Rebecca A. Ward
Rebecca Ward

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Rebecca Ward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of July, 2020.

My commission expires: 5-24-21

NOTARY PUBLIC

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $**325,000.00**.

AFFIANT

Sworn to and subscribed to before me this 8th day of July, 2020.

I. Dyke Fatum
NOTARY PUBLIC

My commission expires: 5/3/21

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN