Karen Johnson Davidson County
Batch# 435743 DEEDWARR
07/13/2020 08:39:08 AM 2 pgs
Fees: $13.00 Taxes: $137.01

20200713-0075953

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 37,030.84.

Affiant

Subscribed and sworn to before me, this 10th day of ~~May~~ July 2020

Notary Public

My Commission Expires: 1/3/2022

CIARA KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-03-2022

This instrument was prepared by:
Jonathan Williams, Attorney
Larry R. Williams, PLLC
315 Deaderick Street, Suite 1510
Nashville, TN 37238
615-256-8880

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Charles Bryan Gobbell Kelly M. Trozo 1005 Elm Hill Pike Nashville, Tennessee 37210	Charles Bryan Gobbell Kelly M. Tronzo PO Box 292376 Nashville, TN 37229	10602000400

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Thirty-Seven Thousand Five Hundred and No/100 ($37,500.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CHARLES WILLIAM DORRIS a/k/a C.W. DORRIS,** a Tennessee citizen, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **CHARLES BRYAN GOBBELL**, an unmarried man, and **KELLY M. TRONZO**, an unmarried woman, as joint tenants with right of survivorship, hereinafter called the GRANTEES, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lot No. 3 in E.M. Matthews' Subdivision of land on the Stones River, or Chicken Pike, as shown on Plan Book 57, page 112, Register's Office, Davidson County, Tennessee.

Said lot fronts about 50 feet on the South side of said pike, and runs back between parallel lines about 175 feet to a point.

The County, through condemning authority has taken the following portions of this lane:

Fee simple taking across full frontage 825 sq. ft. Easement taking across the full width of frontage 600 sq. ft. Fee simple taking of the south west corner in rear 750 sq. ft. Thus reducing the area of the remaining lot to 6575 sq. ft.

Being the same property conveyed to C.W. Dorris by quitclaim deed from Tommie Lee Hall and wife, Naomi Hall by quitclaim deed of record in Book 5005, Page 939 and recorded on March 16, 1976 in the Register's Office of Davidson County, Tennessee.

This is improved real property known as 1005 Elm Hill Pike, Nashville, Tennessee 37210.

This conveyance is made subject to any other such limitations, encumbrances, easements and restrictions as may affect the premises and to the findings of a title report.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, its successors and assigns, forever. Grantor does covenant with said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind itself, its heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 10th day of July 2020.

CHARLES WILLIAM DORRIS
a/ka C.W. DORRIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Ciara Kennedy, a Notary Public of the State and County aforesaid, personally appeared **CHARLES WILLIAM DORRIS a/k/a C.W. DORRIS.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the lawfully seized owner of the aforementioned described property, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing his name.

Witness my hand and official seal, this 10th day of July 2020.

Ciara Kennedy
Notary Public

CIARA KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2022

My commission expires: 1/3/2022