WARRANTY DEED

Karen Johnson Davidson County
Batch# 436637 **DEEDWARR**
07/13/2020 01:36:41 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00

20200713-0076363

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jason Connelly	new owner	Parcel ID: 061-12-0-197.00
(NAME)	(NAME)	
1148 Greenland Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Barbara Ellen Birdwell N/K/A Barbara E. McMillon, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jason Connelly, a single man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being the Westerly part of Lot No. 8, GREENLAND TRACT, as shown on plat of record in Book 421, Page 40, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said part of Lot No. 8 front 50 feet on the southerly side of Greenland Avenue and extends back from the center of said Avenue 418.5 feet on the westerly line and 424 feet, more or less, on the easterly line to a dead line, measuring 50.6 feet thereon.

Being the same property conveyed to Michael K. Howse and wife, Barbara E. Howse, as tenants by the entirety, by Warranty Deed from Leroy W. Dunkum and wife, Beuna L. Dunkum, of record in Book 8100, Page 821, in the Register's Office of Davidson County, Tennessee, dated April 30, 1990 and recorded on May 2, 1990.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V SB BH 20 1148

Being the same property conveyed to Barbara Ellen Ratliff, by Quitclaim Deed from Michael Kevin Howse, of record in Book 9708, Page 274, in the Register's Office of Davidson County, Tennessee, date June 1, 1995 and recorded on June 21, 1995.

Being the same property conveyed to Barbara Ellen Ratcliff, by Re-Recorded Quitclaim Deed from Michael Kevin Howse, of record in Instrument No. 20050527-0060369, in the Register's Office of Davidson County, Tennessee, dated June 1, 1995 and recorded on May 27, 2005.

Being the same property conveyed to Robert Cushing Birdwell et ux, Barbara Ellen Birdwell, as tenants by the entireties, by Quitclaim Deed from Barbara Ellen Ratcliff, now known as Barbara Ellen Birdwell, of record in Instrument No. 20050615-0068346, in the Register's Office of Davidson County, Tennessee, dated June 15, 2005 and recorded in June 15, 2005. ***The said Robert Cushing Birdwell having died on September 18, 2014 and leaving Barbara Ellen Birdwell as the survivng tenant by entirety. Barbara Ellen Birdwell now known as Barbara E. McMillon.***

James Terence McMillon is not joining in the execution of this deed due to never residing on the above described property, therefore having no interest to convey.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1148 Greenland Ave, Nashville, TN 37216

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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10 day of July, 2020

Barbara E McMillon

Barbara Ellen Birdwell NKA Barbara E. McMillon

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Barbara Ellen Birdwell N/K/A Barbara E. McMillon, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 9-7-2020

(SEAL)

