Karen Johnson Davidson County
Batch# 437808 DEEDWARR
07/15/2020 11:21:10 AM 2 pgs
Fees: $13.00 Taxes: $1,405.96
20200715-0077424

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1897

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davi.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of July, 2020

Notary Public

Commission Expires: 5/3/21

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Emily Rose Evans 600 American Road Nashville, TN 37209	New Owner	090-12-0-123.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Paige Neeley, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emily Rose Evans, a unmarried woman

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:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Charlotte Park, Section 1 of record in Plat Book 2663, Page 2 through 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the northwesterly margin of American Court, common corner of Lots Nos. 67 and 68; thence with the line between said two lots, in a northwesterly direction, 127.0 feet to a concrete monument, common corner of Lots Nos. 66, 67 and 68; thence with the line between Lots Nos. 66 and 67, in a southwesterly direction, 125.1 feet to an iron pin in the northeasterly margin of American Road; thence with said Road, in a southeasterly direction, 98.0 feet to the beginning of a curve; thence around said curve in a northeasterly direction, 39.6 feet to a concrete monument in the northwesterly margin of American Court; thence with the margin of American Court, in a northeasterly direction, 95.4 feet to an iron pin, the point of beginning.

Being the same property conveyed to Paige Neeley, an unmarried woman by Warranty deed from Toni Karen Neeley and Melissa Dyane Cox of record in Instrument No. 20180511-0045312 Register's Office for Davidson County, Tennessee, dated May 10, 2018 and recorded on May 11, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 600 American Road, Nashville, TN 37209

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of July, 2020.

Paige Neeley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Paige Neeley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of July, 2020.

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

(Notary Seal)

Notary Public
My Commission Expires: 10-25-2022

WARRANTY DEED