WARRANTY DEED

Karen Johnson Davidson County
Batch# 439225 DEEDWARR
07/16/2020 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20200716-0078381

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexis Lovelace	owner at property address	
(NAME)	(NAME)	09205002000
1001 32nd ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jonathan Haidle, single** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Alexis Lovelace**, a single woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot No. One in the Subdivision of Block No. 32 on the Plan of Midway, as of record in Book 421, at Page 11, in the Register's Office of Davidson County, Tennessee, which plat reference is hereby made for a more particular description of said property.

Said lot fronts 50 feet in the westerly side of Thirty-Second Avenue, North, formerly India Street, and runs back between parallel lines, and with northerly margin of Eden Avenue, 150 feet to an alley.

Being the same property conveyed to Jonathan Haidle by virtue of that certain Special Warranty Deed dated January 24, 2012, and being of record at Instrument No. 20120131-0008753 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

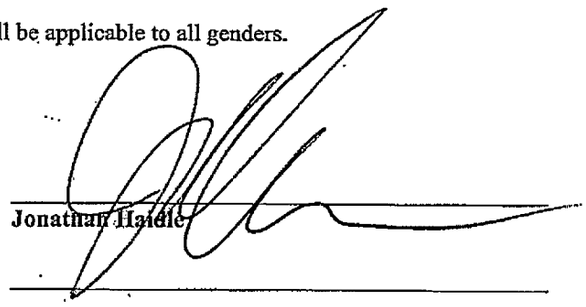
This is improved x property, known as 1001 32nd Ave Nashville, TN 37209 (unimproved)

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

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Witness my hand this 15th day of July, 2020.



Jonathan Haidle

STATE OF Oregon
COUNTY OF Multnomah

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jonathan Haidle and** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of July, 2020.

Jewell Faye Norman
Notary Public

My Commission Expires: 7-27-2021

OFFICIAL STAMP
JEWELL FAYE NORMAN
NOTARY PUBLIC-OREGON
COMMISSION NO. 964975
MY COMMISSION EXPIRES JULY 27, 2021

Certificate of Authenticity

I, Venikkia Branch, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21