Karen Johnson Davidson County
Batch# 440891 DEEDWARR
07/20/2020 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,613.20
20200720-0079563

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Mary Becker Menendez and Paul Gibert Bowden IV 313 Cleveland Street Nashville, TN 37207	New Owner	082-03-0-419

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Barbara Jodoin and Richard Wyse, Wife and Husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Mary Becker Menendez, a single woman and Paul Gibert Bowden, IV, a single man**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26, on the Plan of J. M. Eatherley's Addition to East Nashville, of record in Book 57, Page 138, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Barbara Jodoin and Richard Wyse, both unmarried, by Warranty Deed from Jennifer Donnelly, unmarried, of record on April 18, 2017, at Instrument No. 20170418-0037496, Davidson County Register of Deeds.
Barbara Jodoin and Richard Wyse are now married.

This property is commonly known as 313 Cleveland Street, Nashville, TN 37207.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

Witness our hands, this 16th **day of July, 2020:**

Richard ~~Wysse~~ Wyse

Barbara Jodoin

STATE OF Colorado

COUNTY OF Denver

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard Wyse** and **Barbara Jodoin,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of July, 2020:

Notary Public

My Commission Expires: 3-28-2024

Elizabeth Berkeley
Notary Public State of Colorado
Notary ID 20204011854
Commission Expires 03-28-2024

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $436,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 20TH DAY OF July, 2020:

Notary Public

My Commission Expires: 10/02/2023

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

True Copy Certification

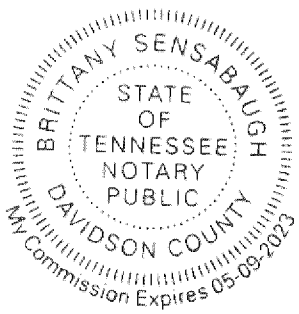
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23