This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027
Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 441139 **DEEDWARR**
07/21/2020 09:48:24 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20200721-0079859

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $285,000.00.

Affiant

Subscribed and sworn before me this the 17th day of July, 2020.

Notary Public
My commission expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address of New Owner:
Karen L. Baker
3017 Carterwood Ct
Nashville, TN 37207

Send Tax Bill to:
New Owner

Tax Information:
060-02-0 213.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AVI ELFERSY, a married man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **KAREN L. BAKER, a single woman,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 196 on the Plan of Section One, Parkwood Estates, of record in Plat Book 2900, pages 119 and 120, Register's Office for said County.

Said Lot No. 196 fronts 37.01 feet on the northerly margin of Carterwood Court and extends back 144.75 feet on the Easterly line and 127.6 feet on the Southwesterly line to a broken line in the rear on which it measures 144.9 feet.

Being the same property conveyed to Avi Elfersy, a single man, by deed from Robert E. Patterson, dated 04/15/2020, of record in Instrument No. 20200427-0043586, said Register's Office.

The Spouse of Avi Elfersy has never resided at the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3017 Carterwood Ct, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 17th day of July, 2020.

Avi Elfersy

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Avi Elfersy,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of July, 2020.

My commission expires: 9.4.22

Notary Public

AUSTIN H ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY