Rec & Return to:

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7193

Karen Johnson Davidson County
Batch# 441591 DEEDWARR
07/21/2020 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20200721-0079987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of July, 2020.

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David Rachel Janet Rachel 1622 Arthur Ave Nashville, TN 37208	New Owner	081-12-0-115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ernest Ray Allen, Sr., unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **David Rachel and Janet Rachel, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot 317 on the Plan of McGavock, Wetmore and others, First Addition to Nashville, called the town of McGavock, of record in Book 21, page 23, Register's Office for said County.

Said Lot 317 fronts 50 feet on the easterly side of Arthur Avenue, formerly Wetmore Street, and runs back between parallel lines 150 feet to an alley.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS A TRACT OF LAND CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 4278, PAGE 641, R.O.D.C., TN DESCRIBED AS FOLLOWS:

Beginning at the apparent common corner of Lots 316 and 317 on the Plan of McGavock, Wetmore and Others' First Addition, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, said common corner being located by survey, South 47 degrees 30 Minutes 29 seconds East 301 feet along the westerly margin of an alley from its intersection with the southerly margin of Jane Street; thence continued with the westerly margin of said alley and the easterly boundary of said Lot 317, South 47 degrees 30 minutes 29 seconds East 50 feet to the apparent common corner of Lots 317 and 318 in the aforesaid subdivision; thence with the common line between said Lots 317 and 318, South 42 degrees 33 minutes 42 seconds West 78.00 feet to a point; thence North 18 degrees 46 minutes 48 seconds West 26.90 feet to a point; thence North 1 degree 37 minutes 04 seconds East 40.27 feet to a point in the common line between said Lots 316 and 317, thence with the common line between said Lots 316 and 317, North 42 degrees 33 minutes 42 seconds East 34.62 feet to the point of beginning, containing 3004 square feet.

Said above described land is condemned in fee simple. It is to be used for the construction of a controlled

access highway and all right of ingress or egress to, from and across the same to and from abutting lands is hereby condemned.

In addition to the above there is hereby condemned an easement, 20 feet in width, across and through the lands of the condemnees, more particularly described as follows:

Beginning at a point in the common line between Lots 316 and 317 on the Plan of McGavock, Wetmore and Others' First Addition, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, said point being North 42 degrees 33 minutes 42 seconds East 84.86 feet from the easterly margin of Arthur Avenue, as surveyed along said common line; thence continuing with said common line, North 42 degrees 33 minutes 42 seconds East 30.52 feet to the Right-of-Way Line of Interstate Route I-265; thence with and binding on said Right-of-Way Line; South 1 degree 37 minutes 04 seconds West 40.27 feet to a point; thence North 76 degrees 28 minutes 15 seconds West 20.44 feet to a point; thence on a line being parallel to and 20 feet from (measured at right angles) the aforesaid Right-of-Way Line, North 1 degree 37 minutes 04 seconds East 13 feet to the point of beginning, containing 533 square feet.

Being the same property conveyed to Ernest Ray Allen, Sr. by Quitclaim Deed from Brenade Maxwell-Allen, dated October 7, 2019, recorded October 7, 2019, of record in Instrument No. 20191007-0102713, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Ernest Ray Allen. Sr. and wife, Brenade Maxwell-Allen, as tenants by the entirety by Quitclaim Deed (straw man) from Carolyn Piphus, Trustee, dated May 21, 2004, recorded June 1, 2004, of record in Instrument No. 20040601-0063763, said Register's Office.

This is improved property located at: **1622 Arthur Avenue, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of July, 2020.

GRANTOR:

Ernest Ray Allen, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ernest Ray Allen, Sr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of July, 2020.

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission expires: _____

202007210079987

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

