WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 446443 DEEDWARR
07/29/2020 02:26:06 PM 2 pgs
Fees: $13.00 Taxes: $1,924.00

20200729-0083618

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sarah Quincy	new owner	Parcel ID: 104-15-16.00
(NAME)	(NAME)	
2802 W Linden Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joshua Erin Silver, as sole devisee of Patricia Anne Silver**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sarah Quincy, single**, 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 the southerly half of Lot. No. 68 on the Plan of Westmoreland Place as of record in Plat Book 421, Page 16, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to H. Steven Silver and wife, Patricia A. Silver by Warranty Deed from Beth Scott, unmarried, dated September 1, 2004 and recorded September 7, 2004 in Instrument Number 20040907-0107521, Register's Office for Davidson County, Tennessee. H. Steven Silver and wife Patricia A. Silver were divorced on September 23, 2014 by Final Judgment entered in the Chancery Court for Knox County, Tennessee (Case No. 176340-2) whereby the Court vested title jointly in H. Steven Silver and Patricia A. Silver. Patricia A. Silver died testate on February 17, 2020 and by Last Will and Testament did devise said land to her son, Joshua Erin Silver. See Probate File No. 20P625 in the Probate Division of the Circuit Court for Davidson County, Tennessee.

For further reference see (a) quitclaim deed from Stephen W. Crawford, spouse of Patricia A. Silver, of record in Instrument No. 20200706-0072379 in the Register's Office for Davidson County, Tennessee; and (b) quitclaim deed

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # WSB-1442-20-2802

from H. Steven Silver, former spouse of Patricia A. Silver, of record in Instrument No. 20200713-0076323 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2802 W Linden Ave, Nashville, TN 37212

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.

Witness our hands this 28th day of July, 2020

Joshua Erin Silver, as sole devisee of Patricia Anne Silver

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Joshua Erin Silver, as sole devisee of Patricia Anne Silver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of July, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY