Karen Johnson Davidson County
Batch# 446861 **DEEDWARR**
07/30/2020 12:27:01 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20200730-0084157

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$200,000.00** (Two Hundred Thousand).

AFFIANT

Subscribed to and sworn before me this 29th day of July, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES: exp. 9-7-20 (NOTARY SEAL)

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEP 7 2020

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Harley M. Leftwich 3909 Devonshire Drive Nashville, TN 37207	927 Russel Street Nashville, TN 37206-3714	04111012700

WARRANTY DEED

FOR AND IN 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, I/WE, **JERRY WAYNE FRIEDMANN, AN UNMARRIED MAN** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **HARLEY M. LEFTWICH, AN UNMARRIED MAN** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in the 12th Civil District of Davidson County, Tennessee, being Lot No. 52 on the Plan of Bellshire Estates, Section 4, as of record in Book 2133, Page 113, Register's Office for said county, described as follows:

BEGINNING on the easterly margin of Devonshire Drive at the corner of Lots Nos. 51 and 52; thence with the line between said two lots, eastwardly 352.00 feet; thence southwardly 80.9 feet to the common corner of Lots Nos. 52, 55 and 56; thence with the line between Lots Nos. 52 and 55; southwestwardly 44.3 feet to the line between Lots Nos. 52 and 53; thence with the line between Lots Nos. 52 and 53, westwardly 333.6 feet to the easterly margin of Devonshire Drive; thence with said drive northwardly 125.6 feet to the beginning.

Being the same property conveyed to Charles Lee Friedmann, Jr., and wife Marie A. Friedmann by deed from Bernice E. Grubbs and wife, Dottie Grubbs of record in Book 3792, Page 561 dated July 18, 1964 and recorded July 21, 1964, Register's Office for Davidson County, Tennessee. The said Charles Lee Friedmann, Jr., having since died January 30, 2010 leaving Marie A. Friedmann as surviving tenant by the entirety upon his death. The said Marie A. Friedmann having since died April 6, 2017 as evidenced by Probate File #17P1114, Probate Court Clerk's Office for Davidson County, Tennessee and Affidavit of Heirship of record in Instrument No. 20170727-0076254, Register's Office for Davidson County, Tennessee and both documents show Jerry Wayne Friedmann to be devisee and/or heir at law.

Being also known as 3909 Devonshire Drive, Nashville, Tennessee 37207.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **3909 DEVONSHIRE DRIVE** **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 GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

LTSR Number: GTE File: 2020075728

WITNESS, this 29th day of July, 2020

Jerry Wayne Friedmann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of July, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jerry Wayne Friedmann** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 29th day of July, 2020.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires SEPT. 7, 2020

Commission Expires: _____

LTSR Number:

GTE File: 2020075728