Karen Johnson Davidson County
Batch# 447469 DEEDWARRSP
07/30/2020 03:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200730-0084321

Commitment Number: TN20100875

After Recording, Send To:

BOSTON NATIONAL TITLE
400 ROUSER RD, BLD 2, STE 101
CORAOPOLIS, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170. File Number: TN20100875.

New Property Owner/Mail Tax Statements To:
Emily Johanna Wilson and **Robert Wilson**, 2909 Davis Street, Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
072 10 0 022.00

SPECIAL WARRANTY DEED

Emily Johanna Wilson who acquired title as **Emily Martin**, now married, hereinafter grantor, whose tax-mailing address is **2909 Davis Street, Nashville, TN 37216**, for $ 0.00 (Zero Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Emily Johanna Wilson** and **Robert Wilson**, wife and husband, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **2909 Davis Street, Nashville, TN 37216**, the following real property:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Bransford Realty Company's Mazey Avenue and Gallatin Road Property, as of record in Book 332, Page 44, Register's Office for Davidson County, Tennessee. Said Lot No. 58 fronts 50 feet on the westerly side of Davis Avenue and extends back 206 feet 9 inches on the northerly side and 213 feet 6 inches on the southerly line, to an alley measuring 51 feet thereon.
Property Address is: 2909 Davis Street, Nashville, TN 37216

DERIVATION CLAUSE

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is _____, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 16 day of March, 2020.

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

(Seal)

Emily Johanna Wilson
Affiant

Emily Johanna Wilson
Print Name

Ella K. Butler
Notary Public

My commission expires:
09/07/2020

Ella K. Butler
Print Name

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20150714-0068267 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 072 10 0 022.00

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on March 16, 2020:

Emily Johanna Wilson

Emily Johanna Wilson

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 16, 2020 by **Emily Johanna Wilson** who are personally known to me or have produced TN Driver Lic as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Ella K Butler

Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, BRADY HOWELL, 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 PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, [Name of Notary] TRACY L SUTER, a notary public for this county and state, [name of person making certification] BRADY HOWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-24-21

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES