Karen Johnson Davidson County
Batch# 455236 DEEDWARR
08/12/2020 11:31:30 AM 4 pgs
Fees: $23.00 Taxes: $2,442.00
20200812-0089936

35623

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35623-07-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $660,000.00. Affiant Subscribed and sworn to before me this 10th day of August, 2020. Notary Public My Commission Expires:

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Susan Ostrowski 207 Haverford Avenue Nashville, TN 37205	**Send Tax Bills To:** New Owner 207 Haverford Avenue Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 12904004900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Diana T. Wilker, married, fka Diana T. Alden**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Susan Ostrowski, unmarried** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 207 Haverford Avenue, Nashville, TN 37205.

Subject property was not the marital residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 10th day of August, 2020.

Diana T. Wilker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Diana T. Wilker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2020.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 6 on the Plan of Bransford Realty Co.'s Subdivision, as of record in Plat Book 547, page 142, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 6 fronts 331.3 feet on the easterly side of Haverford Avenue and runs back 251 feet on the southerly lot line and 153.10 feet on the easterly lot line to a point of intersection.

Being the same property conveyed to Diana T. Alden, unmarried, by deed dated June 29, 2005 from Jane H. Huddleston, unmarried, of record in Instrument No. 20050707-0078687, Register's Office for Davidson County, Tennessee. Diana T. Alden having since married and is now known as Diana T. Wilker.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 12904004900.
2. Restrictive Covenants contained in an instrument of record in Instrument No. 20200710-0075166, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 547, page 142, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

