BOX 10-B

Karen Johnson Davidson County
Batch# 466192 **DEEDWARR**
08/28/2020 10:21:56 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20200828-0097793

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$290,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26 DAY OF **AUGUST, 2020.**

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANDREA TYLER LUSK	**SAME**	**094-02-0-163.00**
(NAME) **300 KATHERINE SUZANNE WAY**	(NAME)	
(ADDRESS) **SMYRNA, TN 37167**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, DOROTHY FRENCH, NOW KNOWN AS DOROTHY ELAINE SIMPKINS, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREA TYLER LUSK, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 241 on the Plan of Edgefield Land Company's First Subdivision, of record in Plat Book 57, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Ralph Edward Dickens, unmarried, by deed from Mamie Wilson, unmarried, of record in Book 8217, page 170, dated October 11, 1990, said Register's Office. Ralph Edward Dickens conveyed his interest to Dorothy French by quitclaim deed of record in Instrument No. 20000614-0059339, dated May 31, 2000, said Register's Office.

Dorothy French has since married and is now known as Dorothy Elaine Simpkins.
Dorothy French, Dorothy French Simpkins, and Dorothy Elaine Simpkins are one and the same person.

Gary Anthony Simpkins joins in this conveyance to convey any right, title, and interest he may have in said property, whether marital or otherwise.

This conveyance is subject to matters shown on the Plan of record in Plat Book 57, Page 130; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(**X**) property, known as **1902 LONG AVE., NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 26 day of August, 2020.

DOROTHY ELAINE SIMPKINS

GARY ANTHONY SIMPKINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dorothy Elaine Simpkins and husband, Gary Anthony Simpkins,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26 day of August, 2020.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public