Karen Johnson Davidson County
Batch# 470005 DEEDWARR
09/03/2020 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,635.40
20200903-0100974

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $442,000.00. Affiant Subscribed and sworn to before me, this the 31st day of August, 2020. Notary Public My commission expires: 05/22/2023

TRACI NEWBY
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kristen Lea Schwartz Kemar Ricardo Reid	Kristen Lea Schwartz Kemar Ricardo Reid	082-03-0-475.00
905 Lischey Avenue	905 Lischey Ave.	
Nashville, TN 37207	Nashville, TN 37207	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRANDON DEATON, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRISTEN LEA SCHWARTZ AND KEMAR RICARDO REID, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 3 on the Plan of Sharpe and Crutcher Addition of record in Plat Book 57, Page 82, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 50 feet on the Easterly side of North 4th Street and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Brandon L. Deaton, an unmarried man by Warranty deed from Paul G. Middlebrooks and Catherine B. Middlebrooks, husband and wife of record in Instrument No. 20150401-0028312 Register's Office for Davidson County, Tennessee, dated March 27, 2015 and recorded on April 01, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 905 Lischey Avenue, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

*This having never been the marital residence of grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of August, 2020.

Brandon Deaton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon Deaton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of August, 2020.

Notary Public

My Commission Expires: 11-6-2023

CATE FINCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

True Copy Certification

I, Levi Dunagan, 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 Tennessee

County of Giles

Personally appeared before me, Traci Newby, a notary public for this county and state, Levi Dunagan 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: 05/22/2023

Notary Seal (if on paper)

