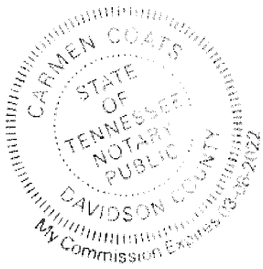
Karen Johnson Davidson County
Batch# 470805 DEEDWARR
09/04/2020 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20200904-0101266

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $825000.00. Affiant Subscribed and sworn to before me, this the 28th day of August, 2020. Notary Public My commission expires:

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:
Autumn Andrady		083-13-0-026.00 & 083-13-0-025.00 & 083-13-0-024.00
8202 Foxview Court	New Owner	
Brentwood, TN 37027		

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, **EDWARD DONAHUE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUTUMN ANDRADY**, 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:

(Tract 1)

Land in Davidson County, Tennessee, being Lot No. 61 on the map of East Edgefield Plan, as of record in Book 21, Page 147, Register's Office for said county.

Said Lot No. 61 fronts 50 feet on the South side of Russell Street, formerly Linn Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Edward J. Donahue and wife, Betty Donahue by Instalment deed from Hugh M. Travis and wife, Margaret A. Travis of record in Book 5363, page 472, Register's Office for Davidson County, Tennessee, dated November 10, 1978 and recorded on November 14, 1978.

Being also known as 1200 Russell Street Nashville, Tennessee 37206

(Tract 2)

Land in Davidson County, Tennessee, being Lot No. 62 on the map of East Edgefield Plan, as of record in Book 21, Page 147, Register's Office for said county.

Being the same property conveyed to Elsie Farrell and Betty Farrell by Warranty deed from J.T. Dugger, Sr. and John T. Dugger, Jr. of record in Book 3250, page 477, Register's Office for Davidson County, Tennessee, dated May 24, 1961 and recorded on May 24, 1961.

Per Affidavits of Heirship recorded at Instrument Nos. 20110311-0019421, 20110311-0019422, 20110311-0019423, 20110311-0019424 state that Elsie Farrell died March 3, 1965 leaving daugher Betty Farrell (aka Betty Donahue). Betty Farrell (aka Betty Donahue) died November 6, 2010, leaving husband Edward Donahue.

Being also known as 1202 Russell Street Nashville, Tennessee 37206.

(Tract 3)

Land in Davidson County, Tennessee, being Lot No. 63 on the map of East Edgefield Plan, as of record in Book 21, Page 147, Register's Office for said county.

Said Lot 63 fronts 50 feet on the South side of Russell Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Edward J. Donahue and wife, Betty Donahue by Warranty deed from Eluid O. Handley and wife, Rosa B. Handley of record in Book 5009, page 922, Register's Office for Davidson County, Tennessee, dated March 29, 1976 and recorded on March 30, 1976.

Being also known as 1204 Russell Street Nashville, Tennessee 37206.

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 1200 1202 AND 1204 Russell Street, Nashville, TN 37206, 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.

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 28th day of August, 2020.

Edward Donahue

Edward Donahue

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 Edward Donahue, 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 28th day of August, 2020.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Notary Public

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

