Karen Johnson Davidson County
Batch# 470935 DEEDWARR
09/04/2020 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20200904-0101428

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of September, 2020.

Notary Public

My commission expires: 1/22/24

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:
Alexa Raye Howard	NEW OWNER	091-05-0W-003.00-CO
674 James Avenue	674 JAMES AVENUE	
Nashville, TN 37209	NASHVILLE, TN 37209	

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, **HEATH COMERFORD AND SUZANNE ADKISSON NKA SUZANNE COMERFORD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXA RAYE HOWARD, AN UNMARRIED WOMAN**, 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 The Rows at the Annex a Horizontal Property Regime with Private Elements, as stated and Recorded in Instrument No. 20180516-0046957, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership by Warranty deed from Bellar Auto Parts, Inc., a Tennessee corporation of record in Instrument No. 20151221-0127692 Register's Office for Davidson County, Tennessee, dated December 16, 2015 and recorded on December 21, 2015.

Being a portion of the same property conveyed to 670 James Avenue, LLC, a Tennessee limited liability company by Quitclaim deed from HR Properties of Tennessee, a Tennessee general corporation of record in Instrument No. 20170302-0020973 Register's Office for Davidson County, Tennessee, dated March 02, 2017 and recorded on March 02, 2017.

Being the same property conveyed to Heath Comerford and Suzanne Adkisson, husband and wife as joint tenants by Warranty deed from 670 James Avenue, LLC of record in Instrument No. 20180803-0076123 Register's Office for Davidson County, Tennessee, dated July 31, 2018 and recorded on August 03, 2018 and Affidavit of Scriveners Error Recorded on October 19, 2018 in Instrument No. 20181019-0104115.

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 674 James Avenue, Nashville, TN 37209, 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 4th day of September, 2020.

Heath Comerford

Suzanne Adkisson NKA Suzanne Comerford

Suzanne Adkisson NKA
Suzanne Comerford

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 Heath Comerford and Suzanne Adkisson NKA Suzanne Comerford, 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 4th day of September, 2020.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

