Karen Johnson Davidson County
Batch# 472514 DEEDWARR
09/09/2020 11:17:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200909-0102655

PREPARED BY:
Justin Bouchard/Mortgage Connect
260 Airside Drive
Moon Township, PA 15108

MAIL TAX STATEMENTS TO: Lillian Bay, 1709 12th Avenue, Nashville, TN 37208

Warranty Deed

File No: 1256907

THIS INDENTURE, made and entered into this 4th day of May, 2020, by and between Lillian Bay who acquried title as Lillian Grace Cummings, a married woman, party of the first part, Lillian Bay a married woman and party of the second part,

BEING the same premises which Chris Case, unmarried in deed dated 2/28/2018 and recorded 3/2/2018 in the DAVIDSON County Recorder's Office in Deed Book Volume 20180302, granted and conveyed to Lillian Grace Cummings, unmarried woman, the Grantors herein.

WITNESSETH: That for and in consideration of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Lillian Bay
Lillian Bay

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Lillian Bay to me known to be the person _ described in and who executed the foregoing instrument, and acknowledged that she _ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 4th day of May 2020

Notary Public

My commission expires: 4/18/22

CHRISTINE BOLANIS GARNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-18-2022

Oath of Value

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $10, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lillian Bay
Affiant

Subscribed and sworn to before me this 4th day of May, 2020

Notary Public

TAXPAYER / OWNER: Lillian Bay
PROPERTY ADDRESS: 1709 12th Avenue, Nashville, TN 37208

CHRISTINE BOLANIS GARNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-18-2022

CHRISTINE BOLANIS GARNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-18-2022

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being the North half of Lot No. 185 on the Map of D.T. McGavock, et al, of record in Book 21, page 41, register's office for Davidson County, Tennessee.

Said part of Lot No. 185 fronts 50 feet on the westerly side of 12th Avenue North and runs back between parallel lines 154 feet to an alley.

Being the same property as conveyed from Chris Case, unmarried to Lillian Grace Cummings, unmarried woman as set forth in Deed Instrument #20180302-0019657 dated 02/28/2018, recorded 03/02/2018, DAVIDSON County, TENNESSEE.

08111043600

True Copy Certification

I, APRIL K THOMPSON, 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 this this is a true and correct copy of the original document executed and authenticated according to law.

April K Thompson

STATE OF PENNSYLVANIA
COUNTY OF

Before me Heidi R. Bails, the undersigned officer, personally

Appeared APRIL K THOMPSON, known to me (or satisfactorily proven) to be

The person whose name is subscribed to the within instrument, and

acknowledged that she (he/she/they) executed the same for the purposes

therein contained.

In witness whereof, I hereunto set my hand and official seal.

Heidi R. Bails

Notary Public
Printed Name: Heidi R. Bails
My Commission Expires: 1-12-2021

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Heidi R. Bails, Notary Public
North Strabane Twp., Washington County
My Commission Expires Jan. 12, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES