Karen Johnson Davidson County
Batch# 473935 DEEDWARR
09/11/2020 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $921.30
20200911-0103965

Name and Address of New Owner:
Brandon Adams, Trustee of The 2405 McGinnis Drive Trust
P. O. Box 160071
Nashville, TN 37216

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 073-09-0-060.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Teresa Yvonne Humphreys-Travis**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brandon Adams, Trustee of The 2405 McGinnis Drive Trust,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Gibson Heights of record in Plat Book 1835, Page 133, 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 the same property conveyed to Harris T. Humphreys and wife, Dorothy H. Humphreys, by Deed from Helen E. King, a widow of record in Book 5042, Page 11, Register's Office for Davidson County, Tennessee, dated June 22, 1976 recorded on July 2, 1976.

Being the same property conveyed to Teresa Yvonne Humphreys Travis, subject however to the estate for life hereby expressly reserved to Harris Theodore Humphreys, and wife, Dorothy Merle Hill Humphreys, and to the survivor of them so long as either of them may live by Deed from Harris Theodore Humphreys and wife, Dorothy Merle Hill Humphreys, reserving unto themselves an estate for life and to the survivor of them so long as either may live, of record in Instrument No. 200003100025048, Register's Office for Davidson County, Tennessee, dated March 09, 2000, recorded on March 10, 2000. Harris Theodore Humphreys died September 19, 2013 and Dorothy Merle Hill Humphreys died March 28, 2020, leaving the property vested in Teresa Yvonne Humphreys Travis in fee simple.

Being also known as 2405 McGinnis Drive, Nashville, Tennessee 37216.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of September, 2020.

(SEAL)
Teresa Yvonne Humphreys-Travis

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 Teresa Yvonne Humphreys-Travis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of September, 2020.

STEVEN PAUL DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 3/8/24

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $249,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

STEVEN PAUL DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this
10th day of September, 2020.

Notary Public
My commission expires: 3/8/24

File No. 2020-930

Certificate of Authenticity

I, Steven Disser, 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, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON