Karen Johnson Davidson County
Batch# 475993 DEEDWARR
09/15/2020 10:08:16 AM 2 pgs
Fees: $13.00 Taxes: $638.25
20200915-0105018

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $172,500.00

Affiant

Subscribed and sworn to before me, this 5 day of Aug 2020.

Notary Public
My commission expires: 12/9/21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Herman Marks<br>PO Box 282083<br>Nashville, TN 37228 | New Owner | 069-12-0-070.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Molly A. Bond, an unmarried woman, and Victor Bond, an unmarried man,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Herman Marks, a unmarried man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northeasterly 100 feet of Lots Nos. 4 and 5 and the southeasterly 97 feet of the northeasterly 100 feet of Lot No. 6 on the Plan of Brattonview, not of record, described according to a survey made by Erle Drake, County Surveyor, August 14, 1936, as follows:

Beginning on the southeasterly margin of Courtney Avenue at a point 100 feet southwest of the corner of Lost Nos. 6 and 14; thence southeastwardly and parallel with the southwesterly line of Lot No. 14, 329.5 feet, more or less, to the line between Lots Nos. 3 and 4; thence with the line between said two lots, northeastwardly 100 feet to the corner of lots Nos. 3, 4, 7 and 14; thence with the southwesterly line of lot No. 14, northwestwardly 229.5 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots, southwestwardly 3 feet; thence northwestwardly and parallel with the southwesterly line of Lot No. 14, 100 feet, more or less, to the southeasterly margin of Courtney Avenue; thence with same, southwestwardly 97 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THE HEREIN CONVEYANCE is the following land which was conveyed to Buena Vista Funeral Home by Warranty Deed from Dorothy Marie Jamison, widow, of record in Book 6529, page 287, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin, said pin being the northeast corner of the property conveyed to C. B. S. Realty Company by Deed from Ernest H. Schroeder and wife, Daisy Katherine Schroeder, of record in Book 3792, page 246 Register's Office for Davidson County, Tennessee; thence, with the northerly boundary of the C.B.S. Realty Company property, North 55 degrees 19 minutes 48 seconds West, 144.31 feet to an iron pin at an existing chain link fence; thence, North 34 degrees 27 minutes 29 seconds East, 99.75 feet to an iron pin; thence, South 55 degrees 18 minutes 08 seconds East, 152.79 feet to an iron pin; thence, South 39 degrees 19 minutes 20 seconds West, 100.0 feet to the point of beginning, containing 0.34 acres, more or less, (14,811.72 square feet).

Being the same property conveyed to Johnnie C. Bond, Jr., by Warranty Deed from Dorothy Marie Jamison, a widow, dated May 26, 1994 of record in Book 9370, page 8,

Register's Office for Davidson County, Tennessee. The said Johnnie C. Bond, Jr. having since died intestate on May 4, 2019. He is survived by his wife, Molly A. Bond, his son, Victor Bond, and his daughter, Vicky Bond. Further, being the same property conveyed to Molly A Bond, an unmarried woman, by Quitclaim Deed from Vicky Gray (formerly known as Vicky Bond) dated August 5, 2020 of record as Instrument No. 20200915-0105017. Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 2106 Courtney Ave, Nashville, TN 37218

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this the 5th day of August, 2020.

Molly A. Bond

Molly A. Bond

Victor Bond

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Molly A. Bond and Victor Bond,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 5th day of August, 2020.

Jacqueline G Brown

Notary Public

My Commission expires: 3-8-22

FILE NO: 2020066707

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY