WARRANTY DEED

Karen Johnson Davidson County
Batch# 477177 DEEDWARR
09/16/2020 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20200916-0106145

File No. TE0007075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2020.

Notary Public

MY COMMISSION EXPIRES: 11-6-23
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Holly Gray	NEW OWNER	
(NAME)	(NAME)	
235 Orlando Avenue		091-14-0-196.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Regal Homes Co., a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Holly Gray and Paul Gray, wife and husband,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel 1:

Land in Davidson County, Tennessee, being part of Lot No. 20 on the Map of C. C. Vernon Farm of record in Book 161, Page 164, in the Register's Office for said County, being Lot No. 6 on the Plan of West Nashville Realty Company's Subdivision of the J. W. Dotson Estate, not of record, described according to a Survey made by Z. J. Wilkinson, Surveyor May 02, 1946

Said Lot No. 6 fronts 60 feet on the westerly margin of Orlando Avenue and runs back 158.0 feet on the northerly line and 147.5 feet on the southerly line to a line on the rear measuring 63.4 feet thereon.

Parcel 2:

Land in Davidson County, Tennessee, being part of Lot No. 20 on the Map of C. C. Vernon Farm of record in Book 161, Page 164, in the Register's Office for said County, being Lot No. 5 on the Plan of West Nashville Realty Company's Subdivision of the J. W. Dotson Estate, not of record, described as follows:

Said Lot No. 5 fronts 60 feet on the westerly margin of Orlando Avenue and runs back 165.0 feet on the northerly line and 158.0 feet on the southerly line to a line on the rear measuring 50 feet thereon.

Being a portion of the same property conveyed to Regal Homes, Co by Warranty deed from Bonnie Small, Administrator of the Estate of Sylvia Rose Barish, individually and as Fiduciary for the Heirs at Law of Sylvia Rose Barish: Arlene Newsome, Marla Burns, Bonnie Small, Frances Prince, Barbara Jaffe, Madelon Jaffe Gryll, Sally Schwartz Alterman, Constance (Connie) Lapidus Simmons, Steven Sloan, Rachel Cohen (minor child), Douglas J. Lapidus, Susan Lapidus Katz, Jill H. Fondiller, Stuart E. Morrison, together with Dina Barish (beneficiary under the Will of David Barish) of record in Instrument No. 20190403-0030466, Register's Office for Davidson County, Tennessee of record in Instrument No. 20190805-0077601 Register's Office for Davidson County,

Tennessee, dated August 02, 2019 and recorded on August 05, 2019.

Being also known as 233 Orlando Avenue Nashville, Tennessee 37209.

(Parcel 1)

Being the same property conveyed to Regal Homes Co., a Tennessee Corporation by Quitclaim Deed from Ashland Rentals, LLC, a Tennessee limited liability company of record in Instrument No. 20200804-0086441 Register's Office for Davidson County, Tennessee.

Being also known as, 235 Orlando Avenue Nashville, Tennessee 37209.

(Parcel 2)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 235 Orlando Avenue, Nashville, TN 37209

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 15th day of September, 2020.

Regal Homes Co.

By: Joshua L. Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Joshua L. Hunter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Regal Homes Co., a Tennessee Corporation, the within named bargainor, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Authorized Agent.

Witness my hand this 15th day of September, 2020.

Notary Public
My commission expires: 1/22/24

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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, Ryan Lux, 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.

Notary's Signature

My Commission Expires: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024