THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200829840

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $102,000.00.

Madeline Seby
Affiant

Subscribed and sworn to before me, this 29th day of September, 2020.

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/3/2023

Karn Johnson Davidson County
Batch# 485935 DEEDWARR
09/30/2020 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $377.40
20200930-0112374

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alex Silver 813 40th Avenue North Lot 6 Nashville TN 37209	New Owner	Tax Parcel ID No. 091 08 0 316.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jasper Smith, Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alex Silver**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 6 of Block "R", on the Map of the Subdivision of parts of Lots 19 and 20, Clifton Plan, called Plan No. 3 of West Nashville, not of record, described as follows:

Beginning on the Westerly margin of 40th Avenue North, formerly Clifton Avenue, at the Northwest corner of the property conveyed to Mollie Feigenbaum, et al, by deed from Mollie Acklin, of record in Book 1166, page 417, Register's Office for said County, being the corner of Lots Nos. 6 and 7; thence with said avenue Northwardly 30 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two Lots Westwardly 115 feet to the Easterly margin of an alley; thence with said alley Southwardly 30 feet to the corner of said lots Nos. 6 and 7; thence with the line between said two lots Eastwardly 115 feet to the beginning.

Being the same property conveyed to Jasper Smith, Jr., by Warranty Deed from Lee Cater, a single man, of record in Book 5174, Page 742, in the Register's Office of Davidson County, Tennessee, dated June 15, 1977 and recorded on July 25, 1977.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

This is improved property located at 813 40th Avenue North Lot 6 Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2020.

Jasper Smith, Jr.

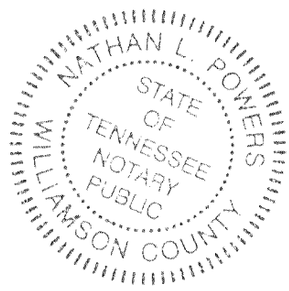
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jasper Smith, Jr., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2020.

Notary Public

My Commission Expires: 01/17/21



True Copy Certification

I, Christopher M. Corriveau, 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 Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM