Karen Johnson Davidson County
Batch# 491411 DEEDWARR
10/07/2020 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20201007-0116288

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$305,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6 DAY OF **OCTOBER, 2020.**

Notary Public

MY COMMISSION EXPIRES: 7/9/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHOWCH GP	**NEW OWNER**	**091-12-0-018.00**
(NAME) **2610 WESTWOOD DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, RONALD THRONEBERRY, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHOWCH GP, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 308, 310, and the East 10 feet of Lot No. 312 of Block 43, Plan No. 1, West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 308, 310, and part of Lot 312 adjoin and front together 60 feet on the south side of Illinois Avenue, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Lamar Throneberry and wife, Bobbie Sue Throneberry, from Robert W. Parkhurst and Edd R. Turner, III, by deed dated May 5, 1978, of record in Book 5282, Page 611, said Register's Office. Being further conveyed to Bobbie Sue Throneberry from Maurice Lamar Throneberry by Quitclaim Deed dated March 19, 1985, of record in Book 6535, Page 214, said Register's Office. Lamar Throneberry and Maurice Lamar Throneberry are one and the same person. The said Bobbie Sue Throneberry having since died on March 21, 2020, leaving Ronald Throneberry as her sole heir at law.

See Affidavits of Heirship as to the Heirs at Law of Bobbie Sue Throneberry of record in Instrument No. 20200707-0073038 and Instrument No. 20200707-0073039, said Register's Office.

****This is not the principal residence of the grantor.****

This conveyance is subject to matters shown on the Plat Book 57, Pages 74 and 75; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **4403 ILLINOIS 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 6th day of October, 2020.

RONALD THRONEBERRY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 6th day of October, 2020.

My Commission Expires: **May 2, 2022**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, the undersigned, 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.

Jeremy H. Cherry

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, for this state, Jeremy H. Cherry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public, State of Tennessee

My Commission Expires: 7/9/2022