THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930339** Karen Johnson Davidson County Batch# 500230 DEEDWARR 10/22/2020 10:38:30 AM 3 pgs Fees: $18.00 Taxes: $1,513.30 20201022-0122805	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $409,000.00 Affiant Subscribed and sworn to before me, this 16th day of October, 2020. Notary Public My Commission Expires:

GREGG W. CLARK
MY COMMISSION EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
DECEMBER 12, 2022
COUNTY
WILSON

WARRANTY DEED

Address New Owner: Jeremy Tate 3925 Kingswood Avenue Nashville TN 37216	Send Tax Bills To: F&M Bank 50 Franklin Street Clarksville, TN 37040	Tax Information: Tax Parcel ID No. 061 15 0 284.00

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, **Daniel M. Simpkins and Helen Simpkins, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeremy Tate, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 82 and the Southerly half of Lot 83, on the Plan of M. N. Young's Inglewood Annex, a Resubdivision of Lots 1-2-3 and 4 of record in Plat Book 547, Page 197, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 82 and part of Lot 83 front 69 feet 11 inches on the Westerly side of "B" Street and run back 175 feet 1-1/2 inches on the Southerly line and 175 feet 3-1/2 inches on the Northerly line to a dead line and shows 72 feet thereon.

Being the same property conveyed to Daniel M. Simpkins and Helen Simpkins, Husband and Wife, by Warranty Deed from Natasha N. Noack, an Unmarried Woman and Donna L. Noack, an Unmarried Woman, of record in Instrument No. 20160314-0024024, in the Register's Office of Davidson County, Tennessee, dated March 08, 2016 and recorded on March 14, 2016.

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 2021 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of M. N. Young's Inglewood Annex, a Resubdivision of Lots 1-2-3 and 4, as recorded in Plat Book 547, Page(s) 197.

This is improved property located at 3925 Kingswood Avenue Nashville TN 37216

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 16th day of October, 2020.

Daniel M. Simpkins

Helen Simpkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel M. Simpkins and Helen Simpkins, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of October, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY