This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9607-DJ

Karen Johnson Davidson County
Batch# 504853 DEEDWARR
10/30/2020 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20201030-0126419

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 27th day of October, 2020.

Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Starr Frierson 601 Gallatin Pike South Madison, TN 37115	New Owner	051-04-0-083.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **James Delma Anderson and Sherry Anderson, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Starr Frierson**, hereinafter called the Grantee, her heirs 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 Lot Nos. 22, 23 and the northerly 14.67 feet of Lot No. 21 on the Map of Madison Realty Company's, Subdivision, as of record in Book 547, Page 164, Register's Office for said County. Said Lot No. 22 and part of Lot No. 21 front together 70 feet on the easterly side of Gallatin Road and run back between parallel lines with the southerly margin of Harrington Avenue 150 feet to a dead line.

Said Lot No. 23 fronts 49 .6 feet on the south side of Harrington Avenue and runs back 192.60 feet on the west line and 190 feet on the east line to a dead Line, measuring 78.6 feet thereon. Also, that part of the 40-foot street deed to Littel Rise, et al, in Book 1040, Page 306, said Register's Office, lying immediately west of these lots.

Being the same property conveyed to James Delma Anderson Et Ux, Sherry Lynn Anderson by Warranty deed from Thomas E. Stewart, Thomas M. Black and William L. Underwood, a Partnership of record in Book 7349, page 905, Register's Office for Davidson County, Tennessee, dated September 8, 1987 and recorded on September 11, 1987.

This is improved property located at: **601 Gallatin Pike South, Madison, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year 2021 and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying her prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 27th day of October, 2020.

GRANTOR:

James Delma Anderson

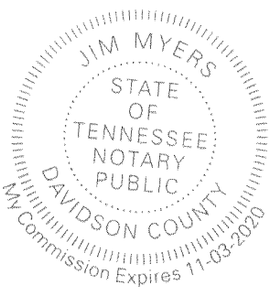
Sherry Anderson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Delma Anderson and Sherry Anderson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of October, 2020.

Notary Public
My Commission expires: _____



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.

C. M. C.

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.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

