THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P20-29326	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **435,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October ,2020. Notary Public MY COMMISSION EXPIRES: 07/04/2021 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 508326 DEEDWARR
11/03/2020 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20201103-0128547

STATE OF TENNESSEE NOTARY PUBLIC
MATTHEW A PIERSON
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlotte Russell	new owner	
928 N. 5th Street		08203049000
Nashville, TN 37207		
(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, WE, **Kayla C. Counts and husband, Donald L. Counts, III,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charlotte Russell, an unmarried woman,**

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 the Easterly 130 feet of Lot No. 15, and the Easterly 130 feet of the Northerly 3 feet of Lot No. 16, on the plan of Sharpe and Crutcher's Addition, as shown by plat of record in Plat Book 57, Page 82, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said parts of said lots adjoin and front together 47 feet on the Westerly side of North 5th street and run back between parallel lines along the Southerly margin of Bayard Avenue 130 feet to a dead line.

Being the same property conveyed to Kayla C. Counts and husband, Donald L. Counts, III, by Warranty deed from Capovolto, LLC, a Kentucky Limited Liability Company of record in Instrument No. 20160823-0087872 Register's Office for Davidson County, Tennessee, dated August 17, 2016 and recorded on August 23, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by Grantor; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **928 N. 5th Street, Nashville, TN 37207.**

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 our hands this the 29 day of October, 2020.

Kayla C. Counts

Kayla C. Counts

Donald L. Counts, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kayla C. Counts,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29 day of October, 2020.

My Commission expires: Jan 8, 2024

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this the 26 day of October, 2020.

My Commission expires: 9-6-22

Tracey Perry

Notary Public

TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY