Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1517

Karen Johnson Davidson County
Batch# 508462 DEEDWARR
11/03/2020 01:57:18 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20201103-0128718

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 consideration, the receipt of which is hereby acknowledged, the undersigned **James David Street and wife, Karen B. Street**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeremy David Street and Christy Spring Street, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 91 on the Plan of Eastland Acres, Section II, as of record in Book 2331, page 7, Register's Office for said County.

Said Lot No. 91 fronts 83 feet on the Southwesterly side of Chapman Drive and extends back 234.4 feet on the Southeasterly line and 235 feet on the Northwesterly line to a dead line in the rear on which it measures 40 feet.

Being the same property conveyed to James David Street, married by Quitclaim deed from William Robert Street, married of record in Instrument No. 20140214-0013265 Register's Office for Davidson County, Tennessee, dated January 31, 2014 and recorded on February 14, 2014.

Order of Probate recorded on November 14, 2013 in Instrument No. 20131114-0117597 and Last Will and Testament recorded on November 14, 2013 in Instrument No. 20131114-0117598.

Being the same property conveyed to James David Street and wife, Karen B. Street by Quitclaim deed from James David Street, married of record in Instrument No. 20140214-0013266 Register's Office for Davidson County, Tennessee, dated February 13, 2014 and recorded on February 14, 2014.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2412 Chapman Drive, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Jeremy David Street 2412 Chapman Drive Nashville, TN 37206	Bank of Tennessee 301 E. Center Street, Kingsport, TN 37660	083-11-0-150.00

WITNESS THE EXECUTION HEREOF this 2nd day of November, 2020.

James David Street

Karen B. Street

State of Tennessee)
County of Davidson)

On this 2nd day of November, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James David Street and Karen B. Street, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 225,000.00.**

Affiant

Sworn and subscribed before me on this the 2nd day of November, 2020.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON