WARRANTY DEED

Karen Johnson Davidson County
Batch# 509607 DEEDWARR
11/06/2020 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20201106-0130264

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 03/08/22
(AFFIX SEAL)

PATRICIA D. VITT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
Expires MAR. 8, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Darya J. Pilram	Churchill Mortgage Corporation	105 09 0 442.00
(NAME)	(NAME)	
2039 Elliott Avenue	1749 Mallory Lane, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Christina H. Adams, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Darya J. Pilram, a single woman**, hereinafter called the Grantees, their 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 Southerly part of the Northerly half of Lot No. 68 on the Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee, described according to a plat of a subdivision of said property made August 10, 1918, by W. B. Southgate, not of record, as follows:

Beginning on the Westerly margin of Elliott, formerly Kirkland Avenue, at the Southeast corner of the Northerly half of said lot; thence with the Westerly margin of said Avenue, Northerly 67 feet 2 inches to T. M. Dent's Southeast corner; thence with his Southerly line, Westerly 285 feet to the Easterly margin of an alley; thence with the Easterly margin of said alley, Southerly 30 feet to the Southwesterly corner of the Northerly half of said lot; thence with the Southerly line of the Northerly half of said lot, Easterly 290 feet to the beginning.

Being the same property conveyed to Christina H. Adams, by Warranty Deed from Eslick, Stueck & Taylor, a TN General Partnership, of record in Instrument No. 20060808-0097529, in the Register's Office of Davidson County, Tennessee, dated July 14, 2006 and recorded on August 08, 2006.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2039 Elliott Avenue, Nashville, TN 37204

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 29 day of October, 2020.

Christina H. Adams

STATE OF TENNESSEE

COUNTY OF Davidson

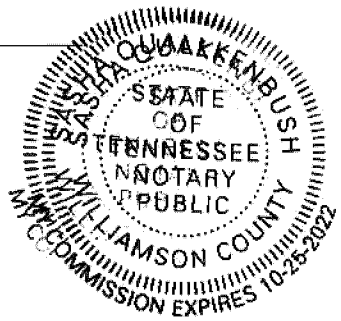
I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Christina H. Adams, a single woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), appeared before me this day and acknowledged the due execution of the foregoing instrument.

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

Notary Public

My Commission Expires:

(SEAL)



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