THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35816-09-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Affiant Subscribed and sworn to before me this 21st day of October, 2020. Notary Public My Commission Expires: 3-8-2021

WARRANTY DEED

Address New Owner: Jacqueline Brooke Roth 924 Waldkirch Avenue Nashville, TN 37204	**Send Tax Bills To:** SAME	**Tax Information:** Map and Parcel No.: 10513034900

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, **John Harrison Thomas and wife, Victoria Cameron Thomas f/k/a Victoria Raye Cameron** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Jacqueline Brooke Roth**, a single woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 924 Waldkirch Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 510256 DEEDWARR
11/09/2020 09:45:30 AM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20201109-0131103

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of October, 2020.

John Harrison Thomas

Victoria Cameron Thomas

Victoria Cameron Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Harrison Thomas and Victoria Cameron Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of October, 2020.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Waldkirch Subdivision, of record in Book 421, page 90, Register's Office for Davidson County, Tennessee.

Said Lot No. 57 fronts 50 feet on the northerly margin of Waldkirch Avenue and extends back 161.6 feet on the easterly side and 162.7 feet on the westerly side to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to John Harrison Thomas and Victoria Raye Cameron, both unmarried, by deed dated January 2, 2013 from James S. Darby and wife, Sarah E. Darby of record in Instrument No. 20130107-0001749, Register's Office for Davidson County, Tennessee. The parties having since married. Victoria Raye Cameron is now known as Victoria Cameron Thomas.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been paid and prorated by the parties.
2. State and County taxes for the year 2021, a lien, but not yet due and payable. Map and Parcel No. 10513034900.
3. All matters appearing on the Plan of record as Book 421, page 90, Register's Office for Davidson County, Tennessee.
4. Restrictive Covenant for Detached Structure of record in Instrument No. 20131017-0108538, Register's Office for Davidson County, Tennessee.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Waldkirch Subdivision, of record in Book 421, page 90, Register's Office for Davidson County, Tennessee.

Said Lot No. 57 fronts 50 feet on the northerly margin of Waldkirch Avenue and extends back 161.6 feet on the easterly side and 162.7 feet on the westerly side to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to John Harrison Thomas and Victoria Ray Cameron, both unmarried, by Warranty Deed from James S. Darby and wife, Sarah E. Darby, recorded on January 7, 2013, of record in Instrument No. 20130107-0001749, Register's Office for Davidson County, TN.

This is improved property known as 924 Wadkirch Ave., Nashville, TN 37204.

Being the same property conveyed to Jacqueline Brooke Roth and Alan D. Roth , and Alan D. Roth by deed from _____ and Tori Thomas of record as Instrument No._____, said Register's Office.

True Copy Certification

I, John A Bell Sr., 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.

_____
Signature

State of TN

County of Davidson

Personally appeared before me, Dellona Johnson a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

DELLONA LOWE JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 3-8-2021

Notary' Seal (if on paper)