THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 515311 DEEDWARR
11/12/2020 12:10:29 PM 2 pgs
Fees: $13.00 Taxes: $4,717.50
20201112-0133422

ADDRESS NEW OWNER
Judith A. Neal

3714 Princeton Avenue
Nashville, TN 37205

SEND TAX BILLS TO
New owner

MAP/PARCEL
104-05-0-176.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DIANNA L. MAHER, UNMARRIED** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **JUDITH A. NEAL** * ("Grantee" herein), her heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

married

Land in Davidson County, Tennessee, being the easterly portion of Lot No. 412, as shown on the map entitled Richland Realty Company's Subdivision, Division "C", of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot No. 412 fronts 60 feet on the Northerly margin of Princeton Avenue and extends back 230 feet, more or less, on the Westerly line and 230 feet, more or less, on the easterly line to an alley in the rear, measuring 45 feet thereon.

TOGETHER WITH all-Easement rights contained in Book 7737, Page 280, of record in the Register's Office for said County.

Being the same property conveyed to DIANNA L. MAHER, by deed from TIA SILLERS, AS EXECUTRIX OF THE ESTATE OF ROBERT SILLERS, of record in Instrument No. 20181226-0125155, dated December 19, 2018, said Register's Office. Also being the same property further conveyed in quitclaim deed of record in Instrument No. 20190425-0037911, dated March 12, 2019, said Register's Office.

This is improved property known as: 3714 Princeton Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind herself, her heirs and assigns, successors and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE, her heirs and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2020 real property taxes and any easements, covenants and restrictions of record.

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, the GRANTORS have hereunto set their hands as of this 5th day of November, 2020.

Dianna L. Maher

By: _____, her attorney-in-fact

DIANNA L. MAHER

BY: PAUL F. SOPER, HER ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PAUL F. SOPER** to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **DIANNA L. MAHER** as her duly appointed attorney in fact, and acknowledged that she executed the same as the free act and deed of the said **DIANNA L. MAHER.**

Witness my hand and seal at Nashville, TN, this 5th day of November 2020.

_____
Notary Public

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 9/7/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$1,275,000.00.**

_____
Affiant

Sworn to and subscribed before me this 5th day of November, 2020.

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

_____
Notary Public

My Commission Expires: _____