Karen Johnson Davidson County
Batch# 526064 DEEDWARR
12/08/2020 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,446.33
20201208-0142104

Name and Address of New Owner:
Katharine Urmy
2405 McGinnis Drive
Nashville, TN 37216

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 073-09-0-060

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brandon Adams, Trustee of The 2405 McGinnis Drive Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Katharine Urmy, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Gibson Heights of record in Plat Book 1835, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Harris T. Humphreys and wife, Dorothy H. Humphreys, by Deed from Helen E. King, a widow of record in Book 5042, Page 11, Register's Office for Davidson County, Tennessee, dated June 22, 1976 recorded on July 2, 1976.

Being the same property conveyed to Teresa Yvonne Humphreys-Travis, subject to the life estates for Harris Theodore Humphreys, and wife, Dorothy Merle Hill Humphreys, and to the survivor of them so long as either of them may live, by Deed from Harris Theodore Humphreys and wife, Dorothy Merle Hill Humphreys, reserving unto themselves an estate for life and to the survivor of them so long as either may live, of record in Instrument No. 200003100025048, Register's Office for Davidson County, Tennessee, dated March 09, 2000, recorded on March 10, 2000. Harris Theodore Humphreys died September 19, 2013 and Dorothy Merle Hill Humphreys died March 28, 2020, leaving the property vested in Teresa Yvonne Humphreys-Travis.

Being the same property conveyed to Brandon Adams, Trustee of the 2405 McGinnis Drive Trust, by Warranty Deed from Teresa Yvonne Humphreys-Travis, of record in Instrument No. 20200911-0103965, Register's Office for Davidson County, Tennessee, signed September 10, 2020 and recorded September 11, 2020. (Value or consideration on deed being $249,000.00.)

Being also known as 2405 McGinnis Drive, Nashville, Tennessee 37216.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of November, 2020.

The 2405 McGinnis Drive Trust

State of Tennessee
County of Davidson

Before me, Lauren Lambert of the state and county mentioned, personally appeared with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the trustee of The 2405 McGinnis Drive Trust, the within named bargainor, a , and that as such _____, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the as Trustee

Witness my hand at office, this 24th day of November, 2020.

Notary's Signature
My commission expires: 03/23/21

LAUREN LAMBERTH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $390,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lauren Valentine
(Affiant)

Sworn to and subscribed before me this 24th day of November, 2020.

Notary Public
My commission expires: 03/23/21
File No. 2020-1225

LAUREN LAMBERTH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

202012080142104

Certificate of Authenticity

I, Steven Disser, 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, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202012080142104