THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201031228**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Affiant Subscribed and sworn to before me, this 1st day of December, 2020. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 526570 DEEDWARR
12/08/2020 11:30:49 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20201208-0142426

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jenna King 1135 Kirkland Avenue Nashville TN 37216	New Owner	Tax Parcel ID No. 072 07 0 327.00

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, **Michelle Cormier, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jenna King, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Resubdivision of Lot 39 - Inglewood Place, of record in Book 5190, Page 482, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michelle Cormier, an unmarried woman, by Warranty Deed from Holly Rogers, an unmarried woman, of record in Instrument No. 20160525-0052306, in the Register's Office of Davidson County, Tennessee, dated May 20, 2016 and recorded on May 25, 2016.

Chelsea Nicole Fourakre joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT 39 - INGLEWOOD PLACE, as recorded in Plat Book 5190, Page(s) 482.

Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 4966, Page 362.

This is improved property located at 1135 Kirkland Avenue Nashville TN 37216

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of December, 2020.

Michelle Cormier

Chelsea Nicole Fourakre

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michelle Cormier and Chelsea Nicole Fourakre, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2020.

Notary Public
My Commission Expires:

