Karen Johnson Davidson County
Batch# 528320 DEEDWARR
12/09/2020 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20201209-0143902

WARRANTY DEED

STATE OF TENNESSEE (D)
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2020.

Emily M. Dudley
Notary Public

MY COMMISSION EXPIRES: 09-02-2024
(AFFIX SEAL)

EMILY MORGAN DUDLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dan Hecht	American Mortgage Service Company	Parcel ID: 083-07-0-140.00
(NAME)	(NAME)	
708 Powers Avenue	11503 Springfield Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Cincinnati OH 45246	
(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, **Helen F. Bruce, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dan Hecht**, AN UNMARRIED MAN 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 Lot No. 10 of Block "B" on the Map of Tillman's Subdivision, Part One, as of record in Book 1130, Page 29, Register's Office for said county, to which Plat reference is hereby made for a more complete legal description.

Said Lot No. 10 fronts 65 feet on the easterly side of Powers Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Carl Raymond Bruce and wife, Helen F. Bruce, By Warranty Deed from William J. Gerow, Sr., and wife, Martha Malone Gerow dated August 19, 1963 recorded August 19, 1963, of record in Book 3613, Page 597 Register's Office for Davidson County, Tennessee.

Carl Raymond Bruce having since died.

Also being the same property conveyed to Phillip Michael Miller and wife, Glynda J. Miller, By Quitclaim Deed from Helen F. Bruce dated October 9, 2014 recorded October 14, 2014, of record as Instrument No. 20141014-0094757 Register's Office for Davidson County, Tennessee.

Glynda J. Miller having since died.

And also being the same property conveyed to Helen F. Bruce, an unmarried woman, By Quitclaim Deed from Phillip Michael Miller, an unmarried man dated August 7, 2020 recorded August 11, 2020, of record as Instrument No. 20200811-0089147 Register's Office for Davidson County, Tennessee.

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 708 Powers Avenue, Nashville, TN 37206

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 2nd day of December, 2020

Helen F. Bruce

Helen F. Bruce

STATE OF TENNESSEE

COUNTY OF SUMNER

I, the undersignedd, a Notary Public for the County of Sumner and State of Tennessee, do hereby certify that Helen F. Bruce, an unmarried woman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 2nd day of December, 2020.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022