Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10144-DJ

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Karen Johnson Davidson County
Batch# 528727 DEEDWARR
12/10/2020 10:56:02 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20201210-0144465

Subscribed and sworn to before me, this the 8th day of December, 2020.

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Donahue Jazper Ashton Ledbetter Huddleston 817 Woodcraft Drive Nashville, TN 37214	New Owner	108 15 0 003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Cassandra Elizabeth Soares, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Jazper Ashton Ledbetter Huddleston, an unmarried man, and Michael John Donahue, a married man, as joint tenants with right of survivorship**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 188A, on the Plan of Zone Lot Division of Lots 181-188, Percy Priest Woods, Section 4, as shown on plat of record in Book 6900, Page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract 2:

Land in the 2nd Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at the Northwest corner of Lot 188-B, Percy Priest Woods, Section 4, Zone Lot Division, as recorded in Book 6900, page 32, Register's Office for Davidson County, Tennessee;

Thence, along the rear line of said lot, S 21° 38' 00" E, 77.67 feet;

Thence, along new lines, N 77° 29' 28" W, 12.00 feet;

Thence, N 61° 03' 32" W, 68.53 feet;

Thence, N 49° 45' 24" E, 56.40 feet to the point of beginning and containing 0.05 acres, 2,192 square feet.

Being the same property conveyed to Cassandra Elizabeth Soares, an unmarried person, by Warranty Deed from Jayasri Roy, married, of record in Instrument No. 20141126-0108907, in the Register's Office of Davidson County, Tennessee, dated November 24, 2014 and recorded on November 26, 2014.

This is improved property located at: **817 Woodcraft Drive, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2021and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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, Grantor has executed this instrument on this 8th day of December, 2020.

GRANTOR:

Cassandra Elizabeth Soares

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cassandra Elizabeth Soares, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of December, 2020.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024