Karen Johnson Davidson County
Batch# 529946 DEEDWARR
12/11/2020 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20201211-0145173

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2814TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th day of November, 2020.

Notary Public

Commission Expiration: 4-17-2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Victoria A. Thompson 1221 McGavock Pike Nashville, TN 37216	**SAME AS NEW OWNER.**	072 06 0 345.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Leona J. Rowe, a widower**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Victoria A. Thompson, a single woman** 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:

Property known as 1221 McGavock Pike Nashville, TN 37216, County of Davidson to wit:

Land in Davidson County, Tennessee, being the easterly half of Lot No. 44 on the Map of Kenmore Place, as of record in Book 332, Pages 32 and 33, Register's Office for said County.

Said part of Lot no. 44 fronts 50 feet on the northerly side of McGavock Pike, formerly Maxey Lane, and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Fred C. Rowe and wife, Leona J. Rowe, by deed from Brooke E. Holcomb and wife, Viola Holcomb, dated 01/02/1959 filed of record in Book 2860, Page 639, said Register's Office. Fred C. Rowe having since died on 12/5/2018 leaving Leona J. Rowe as surviving tenant by the entirety.

Tax Map and Parcel ID is as follows 072 06 0 345.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 1221 McGavock Pike, Nashville, TN 37216

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 my hand this 30th day of November, 2020.

Leona J. Rowe by Cathy Diane Crutchfield

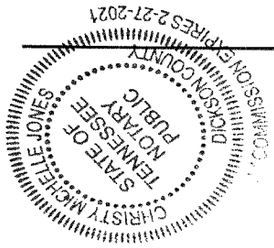
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of November, 2020, before me personally appeared **Leona J. Rowe by Cathy Diane Crutchfield**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 30th day of November, 2020.

Notary Public

Commission Expiration:



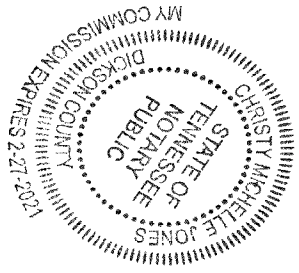
True Copy Certification

I, **Jessi Castleman** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessi Castleman

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Christy Jones** a notary public for this county and state, **Jessi Castleman,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Christy Jones
My Commission Expires:

SEAL