BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 533521 DEEDWARR
12/15/2020 09:51:47 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50

20201215-0147595

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 day of December 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Natalie Jackson	SAME	06110008100
(NAME)	(NAME)	
806 Virginia Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **we Mark E. Donoher, an unmarreid man, and Kelsey E. Silverstein, an unmarried woman, and Mark K. Silverstein, a married man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Natalie Jackson,** UNMARRIED hereinafter called the GRANTEE(S), his/her/their 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 the Westerly 53 feet of the Easterly 107 feet of Lots No. 106, 107 and 108 on the Plan of Maplewood Heights Subdivision, as of record in Plat Book 547, Pages 77 and 78, Register's Office for Davidson County, Tennessee.

Said part of lot 108 fronts on the Southerly side of Virginia Avenue and together with said parts of lot Nos. 106 and 107, extend back between parallel lines 260 feet to dead line.

Being the same property conveyed to Mark E. Donoher, an unmarried man, and Kelsey E. Silverstein, an unmarried woman, and Mark K. Silverstein, a married man by Warranty Deed from Urbangate Development Group, LLC, a Michigan limited liability company, dated 06/03/2016 and recorded 06/07/2016, of record in Instrument 201606070057202, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ 806 Virginia Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 10 day of December 2020.

Mark E. Donoher

Kelsey E. Silverstein

State of Rhode Island
County of Kent

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark E. Donoher and Kelsey E. Silverstein.** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10 day of December 2020.

Notary Public:
My Commission Expires: 6-22-2021

Robin Norton, Notary Public
State of Rhode Island, Notary ID # 55722
My Commission Expires June 22, 2021

Mark K. Silverstein

State of Massachusetts
County of Bristol

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark K. Silverstein**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of December 2020.

Notary Public:
My Commission Expires: _____

Kevin R. Quinn
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
8/28/2026

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027