THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131755** Karen Johnson Davidson County Batch# 539263 DEEDWARR 12/21/2020 11:02:49 AM 2 pgs Fees: $13.00 Taxes: $2,485.48 20201221-0150982	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $671,750.00. Affiant Subscribed and sworn to before me, this 17th day of December, 2020. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Grace Murray 113 39th Avenue North Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 05 0 014.00

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, **Christopher Dana Wassenaar and Jean Wang Wassenaar, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grace Murray, 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. 65, as shown on the map entitled Part - West Grove Subdivision, of record in Plat Book 421, Page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jean Wang Wassenaar and Christopher Dana Wassenaar, by Warranty Deed from Julie Albertson, unmarried, of record in Instrument No. 20170725-0075042, in the Register's Office of Davidson County, Tennessee, dated July 14, 2017 and recorded on July 25, 2017.

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 Part - West Grove Subdivision, as recorded in Plat Book 421, Page(s) 87.

Right of Way to 39th Avenue North & Alley #1157.

This is improved property located at 113 39th Avenue North Nashville TN 37209

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 17th day of December, 2020.

Christopher Dana Wassenaar

Jean Wang Wassenaar

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Dana Wassenaar and Jean Wang Wassenaar, 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 17th day of December, 2020.

Notary Public
My Commission Expires: _____

