WARRANTY DEED

Karen Johnson Davidson County
Batch# 542905 DEEDWARR
12/28/2020 02:50:37 PM 2 pgs
Fees: $13.00 Taxes: $617.90

20201228-0153733

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$171,000.00~~ $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of December 2020 .

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

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
Evis Grabocka	Evis Grabocka	
(NAME)	(NAME)	
2821 Lake Forest Drive	2821 Lake Forest Drive	136100A01600
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(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, I **Jacqueline A Green,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Evis Grabocka,** an unmarried woman 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 Unit Number 9-A of Section Two Priest Lake Forest, a Horizontal property regime established by Master Deed of record in Book 5931, Page 645 and Book 6021, Page 101, the Plat of which is of record in Plat Book 5800, Page 157, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
Being the same property conveyed to Jacqueline A. Green by Warranty Deed from Tammie J. Coleman, unmarried, dated 06/06/1994 and recorded 06/08/1994, of record in Book 9373, Page 137, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 5800, Page 157; Covenants, conditions, easements and restrictions recorded in Book 6021, Page 99, Book 6021, Page 107, Book 5931, Page 645, Book 6021, Page 101, and Instrument 200906020050792; Charter of Priest Lake Forest Homeowner's Association of record in Book 7948, Page 628, 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 ☒ 2821 Lake Forest Drive, Nashville, TN 37217
(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

Return to:
Rady Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-SB-PRK-20 2821

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 23rd day of December, 2020

Jacqueline A. Green By Christopher W. Long ATTORNEY IN FACT

Jacqueline A Green by Christopher W. Long
Her Attorney in Fact

State of Tennessee
County of Wilson

On this 23rd day of December, 2020, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Christopher W Long, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Jacqueline A. Green, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument Number _____, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 23rd day of December, 2020.

Tracey Trumphour

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122