WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 10-24-2023

(AFFIX SEAL)

April G. Nichols State of Tennessee Notary Public Williamson County

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
Anna E. Nelson Brett J. Nelson	NEW OWNER	120090055.00
(NAME) 608 Glenpark Court	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 543328 **DEEDWARR**
12/29/2020 01:26:56 PM 2 pgs
Fees: $13.00 Taxes: $987.90

20201229-0154265

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/we **Ina Ruth Sessions, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Anna E. Nelson, and Brett J. Nelson, wife and husband,** 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, State of Tennessee, Being Lot No. 5A-24 on the Plan of Glengarry Park, Section 5A, as of record in Book 3300, Page 58, Register's Office for said County.

Said Lot No. 5A-24 fronts 47.7 feet on the easterly side of Glenpark Court and runs back between lines 143 feet on the northerly side and 205.6 feet on the southerly side which is a broken line, to a line in the rear on which it measures 182.9 feet thereon.

Being the same property conveyed to George H. Sessions and wife, Ina Ruth Sessions by Warranty Deed from Joe D. Elmore and wife, Mary Ann Elmore, dated 11/01/1967 and recorded 11/06/1967, of record in Book 4186, Page 951, Register's Office for Davidson County, Tennessee. The said George H. Sessions having since died.

Subject To all matters shown on the plat of record in Plat Book 3300, Page 58, in the 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 ☒ 608 Glenpark Court, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 978653
Warranty Deed TN

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 4th day of December, 2020.

Ina Ruth Sessions by George L. Thomas III, her attorney in fact

Ina Ruth Sessions by George L. Thomas III, her attorney in fact

State of Tennessee
County of Wilson

On this 4th day of December 2020, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared **George L. Thomas III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of **Ina Ruth Sessions** and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument shown of record in Instrument No. **20201120-0136971**, in the Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 4th day of December, 2020.

Notary Public

5-17-21
My Commission Expires

MARILYN C. NEWMAN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILSON

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