22480
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 543402 DEEDWARR
12/29/2020 02:11:44 PM 2 pgs
Fees: $13.00 Taxes: $490.25
20201229-0154341

WARRANTY DEED

Address New Owner(s):
Michael A. Howell
2604 Lock Two Road
Nashville, TN 37214

Send Tax Bills to:
New Owner

Map/Parcel: 06202001200

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **James W. Davis, Jr., unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey all of our interest unto **Michael A. Howell, married**, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1, Unit "B", Zone Lot Division of Lots 1 and 2 on the plat entitled re-subdivision of Lots 11, 12 & 13, Revised plan of Pennington Bend Estates, as of record in Plat Book 5800, page 201, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to James W. Davis, Jr. and wife, Wanda Gail H. Davis, by Warranty Deed from Jaza Hassan, married, dated May 28, 2010, and recorded in Instrument No. 20100603-0042699, Register's Office for Davidson County, Tennessee. The said Wanda Gail H. Davis having since died with title now being vested in James W. Davis, Jr. As surviving tenant by the entirety.

THIS conveyance is subject to: Taxes for 2021 and subsequent years; Plan of record in Plat Book 5800, page 201; Restrictive covenants filed in Book 6057, page 957 and all other easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 2604 Lock Two Road, Nashville, TN 37214

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, his heirs and assigns forever; and we do covenant with said GRANTEE 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 GRANTEE, his 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/our hand(s) as on the date shown on the Notary forms.

James W. Davis, Jr.
by: Rachel Deppisch, Atty. In Fact

James W. Davis, Jr.
by: Rachel Deppisch, Atty. In Fact

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rachel Deppisch, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of James W. Davis, Jr., and acknowledged that she executed the same as the free act and deed of the said James W. Davis, Jr., and for the purposes therein contained.

Witness my hand and official seal at ~~office~~, this 18th day of December, 2020.

My Commission Expires: Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $132,500.00

Affiant

Subscribed and sworn to before me this 18th day of December, 2020.

My Commission Expires: Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022