THIS INSTRUMENT PREPARED BY:
Key Title & Escrow, LLC
406 Frazier Avenue, Suite 110
Chattanooga, TN 37405

Karen Johnson Davidson County
Batch# 546368 DEEDWARR
01/05/2021 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20210105-0001412

Address New Owner(s) and Send Tax Bills To:
Matthew Jones
102 Hartmann Drive Ste G
#265
Lebanon, TN 37087

Map & Parcel Nos.:
147-06-0-206.00

WARRANTY DEED

THIS INDENTURE, made and entered into this ~~28th~~ 1st day of ~~November~~ December, 2020, by and between **Robin Birdsong Adams, an unmarried woman**, party of the first part, and **Matthew Jones**, party of the second part,

WITNESSETH: That for and in consideration of **Ten and 00/100 ($10.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of TN:

Land in Davidson County, Tennessee, being Lot No. 259 on the Plan of Caldwell Country Estates, Section V, of record in Plat Book 3300, Page 16, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 259 fronts 84.1 feet on the Northerly side of Suter Drive and runs back 227.5 feet on the Westerly line and 260.6 feet on the Easterly line, which is a broken line, to a dead line measuring 99.46 feet thereon.

Subject to all matters shown on the Plan of record in Plat Book 3300, Page 16, Register's Office for Davidson County, Tennessee.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Subject to restrictions of record in Book 3279, Page 556, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to the flow of any creeks, streams, or branches across subject property.

Being the same property conveyed to Henry Birdsong and Mabel Birdsong, husband and wife by Warranty Deed from Fleet Finance, Inc., of record in Book 8856, Page 450, Register's Office for Davidson County, Tennessee, dated January 29, 1993 and recorded on February 03, 1993.

The said Henry Birdsong having since died October 1, 1999 leaving Mabel Birdsong as surviving tenant by the entirety.

The said Mabel Birdsong having since died on February 11, 2011, leaving her children Robin Birdsong Adams and Henry Thomas Birdsong, Jr., as her only heirs-at-law.

The said Henry Thomas Birdsong having since died April 4, 2011 leaving his sister Robin Birdsong Adams, as his only heir-at-law.

And also being the same property conveyed to Robert Steven Fudge by Quitclaim Deed from Robin Birdsong Adams, heir at law of Mabel Birdsong and Henry Thomas Birdsong, Jr., both deceased, of record in Instrument No. 20111101-0084805, Register's Office for Davidson County, Tennessee, dated October 28, 2011 and recorded on November 01, 2011.

And also being the same property conveyed to Robin Birdsong Adams by Quitclaim Deed from Robert Steven Fudge, a single person, of record in Instrument No. 20161116-0120987, Register's Office for Davidson County, Tennessee, dated November 15, 2016 and recorded on November 16, 2016.

****Please see heirship affidavits filed simultaneously with.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered,

And that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Robin Birdsong Adams

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robin Birdsong Adams** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 1st day of December, 2020.

Notary Public

My commission expires: 10/2/2023

KATELYNNE C EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$245,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant (Vanessa Shropshire – agent)

Subscribed and sworn to before me, this 1st day of December, 2020.

Notary Public (Megan Huggins)

My commission expires: 3/11/24

MEGAN HUGGINS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires 03-11-2024

PROPERTY ADDRESS:
5009 Suter Drive
Nashville, TN 37211

Tennessee Certification of Electronic Document

I, Megan Huggins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Megan Huggins
Signature

State of Tennessee
County of Hamilton

Personally appeared before me, Vanessa Shropshire, a notary public for this county and state, Megan Huggins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

VANESSA SHROPSHIRE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 17, 2022
COUNTY OF HAMILTON

Notary's Signature

MY COMMISSION EXPIRES: 9-17-22