This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $242,000.00.

Affiant

Subscribed and sworn before me this the 5th day of January, 2021.

Notary Public
My commission expires: 1/3/2023

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

Karen Johnson Davidson County
Batch# 548202 DEEDWARR
01/06/2021 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $895.40
20210106-0002750

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Maxine Nelson 1707 14th Ave Nashville, TN 37208	Regions 2050 Parkway Office Circle Birmingham AL 35244	081-11-0 335.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JONATHAN MELTON, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MAXINE K NELSON, UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 33 feet of Lot No. 281, on the Map of McGavock, Wetmore, and Others Second Addition called the Addition of the Town of McGavock, as of record in Book 21, Page 41, in the Register's Office for said County.

Said southerly part of Lot No. 281 fronts 33 feet on the westerly side of 14th Avenue, formerly Alberta Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Jonathan Melton by deed from Kudzu Real Estate, Inc., dated 12/05/2014, of record in Instrument No. 20141211-0113283, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1707 14th Ave, Nashville, TN 37208.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 5th day of January, 2021.

Jonathan Melton

STATE OF TENNESSEE
COUNTY OF Davidson

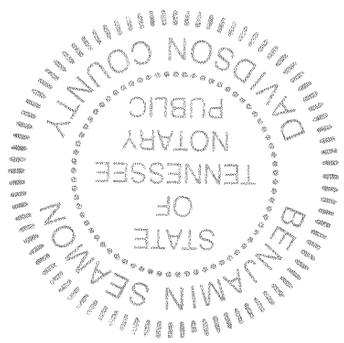
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jonathan Melton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of January, 2021.

My commission expires:

9-6-22

Notary Public



True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

