This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 557744 DEEDWARR
01/21/2021 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20210121-0008913

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 410,000.00

Affiant Signature

Subscribed and sworn to before me on this the 14th day of January, 2021.

Notary Public
My Commission expires:

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

NAME AND ADDRESS OF PROPERTY OWNER:
ERIN ELIZABETH HARRIS
5705 Tennessee Ave, Nashville, TN 37209

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL NUMBER: Tax ID: 09106029300

WARRANTY DEED

20NT03103

Effective the 14TH day of January, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged,

BRIAN L. GILLELAND AND BETTYE KATHILEEN DOWNEY GILLELAND, HUSBAND AND WIFE

Hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

ERIN ELIZABETH HARRIS

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Begin part of Lot No. 1608 of Block No. 203, on the Map showing Extension of Plan No. 1, West Nashville, as of record in Book 57, Page 173, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Tennessee Avenue at a point 128 feet east of the northeasterly margin of the Morrow Road, said point being the northeast corner of the property conveyed to Thomas B. Hicks and wife, by deed from Chas. G Davis and wife, of record in Book 841, Page 95, Register's Office for said County, thence with the southerly margin of Tennessee Avenue, eastwardly 36 feet; thence with the southwardly and parallel with the westerly margin of 57th Avenue North, formerly 16th Street, 120 feet more or less, to the northeasterly margin of the Morrow Road; thence with same northwestwardly 39 feet more or less, to the southeast corner of said Hick's property; thence with said Hick's easterly line, northwardly 100 feet, more or less to the beginning.

Being the same property conveyed to Brian L. Gilleland, by Warranty Deed from Alma S. Denning, a widow, dated 04/22/2002 and recorded 04/25/2002 as Instrument No. 20020425-0051274, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 5705 Tennessee Ave, Nashville, TN 37209

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 and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 14th day of January, 2021.

Brian L Gilleland
BRIAN L. GILLELAND

Bettye Kathileen Downey Gilleland
BETTYE KATHILEEN DOWNEY GILLELAND

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **BRIAN L. GILLELAND AND BETTYE KATHILEEN DOWNEY GILLELAND,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 14th day of January, 2021.

CORTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

Notary ~~Public~~
My commission ~~expires:~~ _____

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Notary's Signature

My Commission Expires: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024