Karen Johnson Davidson County
Batch# 560507 DEEDWARR
01/25/2021 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20210125-0010881

ADDRESS NEW OWNER: Janis Freden
2133 June Drive
Nashville, TN 37214

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 09501006000

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Gary Michael McDowell** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Janis Freden** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Donelson Hills Subdivision, of record in Plat Book 2331, Page 22 and 23, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 20 fronts 100 feet on the south side of June Drive and extends back between lines 218.2 feet on the westerly line and 315.6 feet on the easterly line to a dead line in the rear, which is a broken line, measuring 208.3 feet thereon.

Being the same property conveyed to Gary Michael McDowell from Gary Michael McDowell, Executor of the Estate of Janet Elizabeth McDowell, deceased, by Executor's Quitclaim Deed recorded on August 5, 2020, of record in Instrument No. 20200805-0087171, Register's Office for Davidson County, Tennessee. See Scrivener's Affidavit of record in Instrument No. 20200921-0107981, said Register's Office.

Gary Michael McDowell, Executor of the Estate of Janet Elizabeth McDowell, joins in this deed and warrants that there are no matters affecting the Estate of Jent Elizabeth McDowell that would cause result in an encumbrance on the title to the subject Property being conveyed herein.

Grantor warrants that the subject property has never been used as his marital residence and i snot subject to any marital interests therein.

This is property with a common address of 2133 June Drive, Nashville, TN 37214.

THIS PROPERTY IS BEING CONVEYED AS IS.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being paid by Grantor at closing.(2) All matters appearing on the Plan of record in Book 2331, Pages 22 and 23, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 2396, Page 365, said Register's Office.(4) Agreement for Dedication of Easement for sanitary Sewers and/or Storm Drainage of record in Book 4911, Page 563, said Register's Office.(5) Scrivener's Affidavit of record in Instrument No. 20200921-0107981, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of December 2020.

Gary Michael McDowell

Gary Michael McDowell, Individually

Gary Michael McDowell Executor of Estate of Janet McDowell

Gary Michael McDowell, Executor of the Estate of Janet Elizabeth McDowell

STATE OF NEW YORK
COUNTY OF SUFFOLK

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Gary Michael McDowell, individually and as the Executor of the Estate of Janet Elizabeth McDowell**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of December 2020.

PEGGY LYNN CASTELLANO
Notary Public, State of New York
No. 01CA6140296
Qualified in Suffolk County
My Commission Expires January 23, 2022

Notary Public
My Commission Expires: 1/23/2022

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $389,000.00.

Affiant

Subscribed and sworn before me this 29th day of December 2020.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

File No. 2012K262

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022