Karen Johnson Davidson County
Batch# 564454 DEEDWARR
01/29/2021 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20210129-0013433

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Stephanie Richardson and Larry D. Jenkins, Jr.	SEND TAX BILLS TO: Stephanie Richardson and Larry D. Jenkins, Jr.	MAP-PARCEL NUMBERS
(NAME) 2211 A 24TH AVENUE N	(NAME) 2211 A 24TH AVENUE N	08102002000
(ADDRESS) NASHVILLE, TN 37208	(ADDRESS) NASHVILLE, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Arvid V. Simmons Jr., unmarried** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephanie Richardson and Larry D. Jenkins, Jr., as tenants by their entirety** , 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:

Land in Davidson County, Tennessee, being Unit 2211A on the Plan of Townhomes at 2211 24th Avenue North, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Townhomes AT 2211 24th Avenue North, as set forth in Exhibit "B" of record in Instrument NO. 20200127-0009613, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Arvid V. Simmons, Jr., single by virtue of that certain Quit Claim Deed dated February 25, 2020, and being of record at Instrument No. 20200228-0022633, in the amount of $0.00 in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property previously conveyed to Arvid V. Simmons, Jr. and Shawn Dillard, married, as tenants in common, by virtue of Warranty Deed dated January 23, 2020 at Instrument No. 20200127-0009607 in the amount of $195,000.00, in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 332, Page 81, Declaration of Restrictions, Protective Covenants and Easements recorded at Instrument No. 20200127-0009613, Deed Restrictions recorded at Book 4076, Page 334, Easements of record at Book 4076, Page 334, Subject to Notice of Completion of record in Instrument No. 20200908-0101992 **, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 2211 A 24th Ave. N Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, 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 land to the said GRANTEES, their 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 27th day of January, 2021.

Arvid V. Simmons Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Arvid V. Simmons Jr.** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of January, 2021.

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022