RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
File No. 1611

Karen Johnson Davidson County
Batch# 569526 DEEDWARR
02/05/2021 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20210205-0017105

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF WILSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$270,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
ERIC MATTHEW REILLY **1102 Alexander Circle** **Nashville, TN 37208**	New Owner	**081-07-0-606.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JERRY W. DRAKE, married**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS **DO TRANSFER AND CONVEY UNTO**

ERIC MATTHEW REILLY, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 44 on the Revised Plan of Looby Heights, of record in Plat Book 7900, Page 230, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

See Scrivener's Affidavit recorded January 26, 2021 in Instrument Number 20210126-0011370 correcting the legal on the current deed.

BEING the same property conveyed to Jerry W. Drake, married, by Administrator's Deed from Peggy D. Mathes, Administrator of the Estate of Ophia Jean Starling, dated March 16, 2020 and recorded March 20, 2020 in Instrument Number 20200320-0030985, and the same property previously conveyed to Peggy D. Mathes, Administrator of the Estate of Ophia Jean Starling, by Quitclaim Deed from Sandra Starling Guy, dated September 18, 2019 and recorded September 23, 2019 in Instrument Number 20190923-0096519, Register's Office for Davidson County, Tennessee.

This is investment property and has never been the residence of the Grantor nor any spouse of his.

This is improved property known as 1102 Alexander Circle, 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 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 4th **day of February, 2021.**

Jerry W. Drake
JERRY W. DRAKE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JERRY W. DRAKE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 4th **day of February, 2021.**

Marsha L. Nettle
Notary Public

My Commission Expires: 12/22/2021

MARSHA L. NETTLE
NOTARY PUBLIC
SUMNER COUNTY

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021