Karen Johnson Davidson County
Batch# 572242 DEEDWARR
02/10/2021 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20210210-0019154

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Jamie Day and Chaney Mosley 1420 EASTSIDE AVE NASHVILLE, TN 37206	Jamie Day and Chaney Mosley 1420 EASTSIDE AVE NASHVILLE, TN 37206	072-09-0-324

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joshua B. Carr, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jamie Day and Chaney Mosley, as tenants in common,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land In Davidson County, Tennessee, being Lot No. 76 on the Plan of Irvington of record in Plat Book 843, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 76 fronts 60 feet on the Northerly margin of Carolyn Avenue and extends back between parallel lines, with the Easterly margin of Inga Street 175 feet to a dead line.

Being the same property conveyed to Joshua B. Carr, an unmarried man by Warranty deed from Stacia Leigh Smith, unmarried of record in Instrument No. 20170223-0018106 Register's Office for Davidson County. Tennessee, dated February 21, 2017 and recorded on February 23, 2017.

Subject to all matters shown on the Plan of record in Plat Book 843, Page 60, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 981, Page 261, in the Register's Office for Davidson County, Tennessee.

Subject to right of Louisville & Nashville Railroad to increase its right-of-way to the full extent of its charter.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of February, 2021.

_____ (SEAL)
Joshua B. Carr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of February, 2021, before me personally appeared Joshua B. Carr, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of February, 2021.

Taylor Anderson

Notary Signature
My commission expires:

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Taylor Anderson
(Affiant)

Sworn to and subscribed before me this
9th day of February, 2021.

Claire H. Jenkins
Notary Public
My commission expires: 10/2/23
File No. 2020-375

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Matthew Anderson, 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 Davidson

Personally appeared before me, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

