Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson Davidson County
Batch# 575799 DEEDWARR
02/23/2021 01:13:50 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20210223-0022147

J-SB-CR-20-2841

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Madison Mazzanti
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/30/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Vineyard and Maggie B. Vineyard	~~New Owner~~ Countybank	
(NAME)	(NAME)	**096 14 0 083.00**
2841 Twin Lawn Dr	3501 Pelham Rd. Ste 201	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Greenville. SC 29615	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MICHAEL PAUL ADAMS, SR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL VINEYARD AND MAGGIE B. VINEYARD, A MARRIED COUPLE** , hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lot 142, Twin Lawn, as shown on plat of record in Plat Book 2331, Page 9, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said lot fronts 80 feet on the Southerly side of Twin Lawn Drive and runs back between parallel lines, 150 feet to a dead line in the rear measuring 80 feet thereon.

Being the same property conveyed to Michael Paul Adams, Sr., by Quit Claim Deed from Donna Lynn Adams, of record in Book 10422, Page 342, in the Register's Office of Davidson County, Tennessee, dated April 14, 1997, and recorded on April 18, 1997.

This conveyance is subject to:
• County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Twin Lawn, as recorded in Plat Book 2331, Page(s) 9.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2841 Twin Lawn Dr, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 4 DAY OF FEBRUARY, 2021.

Michael Paul Adams, Sr.

Rhonda Adams

Rhonda Adams, spouse of Michael Paul Adams, Sr., hereby joins in this conveyance and does transfer and convey any and all marital interest Rhonda Adams may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL PAUL ADAMS, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 4th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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