WARRANTY DEED

Karen Johnson Davidson County
Batch# 580739 DEEDWARR
03/01/2021 12:49:48 PM 2 pgs
Fees: $13.00 Taxes: $1,998.00

20210301-0025539

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY February 2021.

Notary Public

MY COMMISSION EXPIRES: 3-8-22
(AFFIX SEAL)

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Abigail Bobo	SEND TAX BILLS TO: Churchill Mortgage	MAP-PARCEL NUMBERS
(NAME) 2013 24th Ave S.	(NAME) 1749 Mallory Lane Ste 100	10411032400
(ADDRESS) Nashville, TN 37212	(ADDRESS) Brentwood TN 37027	
(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, WE, **Matthew Heard, Valerie Schipani, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abigail Virginia Bobo, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being land in Davidson County, Tennessee, being the southerly one-half of Lot No. 101 on the map of Bransford Realty Company's subdivision of the Edgar Jones Home Place, as of record in Book 421, Page 7, Register's Office for said County.

Said southerly one-half of said Lot No. 101 fronts 45 feet in the westerly side of 24th Avenue south and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Matthew Heard and Valerie Schipani, husband and wife, by virtue of that certain Quit Claim Deed dated June 18, 2020, and being of record at Instrument No. 20200812-0090142, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY: 2013 24th Avenue South, Nashville, TN 37212

This conveyance is subject to all easements, restrictive covenants and conditions including those Subject to all matters of record in Plat Book 421, Page 7. Agreement to location of Garage and Joint Driveway at Book 1333, Page 460, in the said Register's Office. No insurance is afforded as to the exact amount of acreage contained in subject property located in the said Register's Office_, 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 2013 24th Ave S. Nashville, TN 37212
(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.

Return to:

Witness my hand this 23rd day of February, 2021.

Matthew Heard

Valerie Schipani

STATE OF Tennessee
COUNTY OF Davidson

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

WITNESS my hand and official seal at office this 23rd day of February, 2021.

Notary Public

My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY