This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10058-MC

Karen Johnson Davidson County
Batch# 581584 **DEEDWARR**
03/02/2021 01:10:36 PM 2 pgs
Fees: $13.00 Taxes: $2,282.90

20210302-0026641

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~

The actual consideration or value, whichever is greater, for this transfer is $617,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of February, 2021.

Notary Public
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Carl John Messmer, Jr. and Carla Talarico Romero 5213 Michigan Avenue Nashville, TN 37209	New Owner	091-07-0-313.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joshua Lee Donnell, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Carl John Messmer, Jr. unmarried and Carla Talarico Romero, unmarried, as tenants in common**, hereinafter called the Grantee(s), his/her/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 Lot No. 1124, of Block 166 on the Plan of No. 1 of West Nashville of record in Plat Book 57, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Joshua Lee Donnell by Quitclaim deed from Joshua Lee Donnell of record in Instrument No. 20191209-0126613 Register's Office for Davidson County, Tennessee, dated December 06, 2019 and recorded on December 09, 2019.

This is ☒ improved or ☐ unimproved property located at: **5213 Michigan Avenue, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of February, 2021.

GRANTOR:

Joshua Lee Donnell

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ MARSHALL

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joshua Lee Donnell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~19th~~ 20th day of February, 2021.

Brittany Renee Terrell
Notary Public
My Commission expires: Oct. 27-2023

BRITTANY RENEE TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY