THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132772** Karen Johnson Davidson County Batch# 587337 **DEEDWARR** 03/08/2021 04:02:47 PM 2 pgs Fees: $13.00 Taxes: $3,141.30 20210308-0030299	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $849,000.00. Affiant Subscribed and sworn to before me, this 5th day of March, 2021. Notary Public My Commission Expires: WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-28-2022

WARRANTY DEED

Address New Owner: Nancy L. Poss and Theodore J. Poss 414 Fairfax Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-10-0-142.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cinthia T. Peel, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nancy L. Poss and Theodore J. Poss, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 45 feet of Lot No. 105 and the westerly 10 feet of Lot No. 104 on the unrecorded map showing the subdivision of R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record.

Said parts of said Lots adjoin and front together 55 feet on the northerly side of Fairfax (or Jones) Avenue, and extend back between parallel lines 200 feet, more or less, to a dea d line on the southerly side of an alley.

Being the same property conveyed to CINTHIA T. PEEL, by deed from BRIAN M. EWALD AND KERRY M. EWALD, HUSBAND AND WIFE, of record in Instrument No. 20171106-0113486 , dated October 31, 2017 , said Register's Office.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 104-10-0-142.00.

This is improved property located at 414 Fairfax Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 5th day of March, 2021.

Cinthia T. Peel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cinthia T. Peel, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of March, 2021.

Notary Public

My Commission Expires: _____

