THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **755,000.00**. Vanessa A. Lynn Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF MARCH, 2021. Notary Public MY COMMISSION EXPIRES: 1-8-24 (AFFIX SEAL)

JAMES A. WAECHTER — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 591841 **DEEDWARR**
03/15/2021 09:29:47 AM 2 pgs
Fees: $13.00 Taxes: $2,793.50

20210315-0033761

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Bennett Lynn and all	owners	MAP 104-09-0-
3603 Richland Avenue		PARCEL 136.00
Nashville, TN 37205		
(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, I, **Sarah Tavenner, a single woman**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald Bennett Lynn and Vanessa Ann Lynn, husband and wife, and Alexandra O. Lynn, a single person**

HEREINAFTER CALLED THE GRANTEES, 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 the Westerly 50 feet of the Northerly 124.5 feet of a Lot No. 50 of Block 5 Division "A" on die Richland Realty Company's plan of lots. Said plan is of record in Book 161, page 151, Register's Office for said County, and shows said property divided into blocks, but does not show the block subdivided into small lots.

According to a printed copy of an unregistered plan subdividing said block into lots, said part of Lot No. 50 fronts 50 feet on the Southerly side of Richland Avenue and turns back between parallel lines parallel with and 50 feet West of the Westerly margin of Bowling Avenue 124.5 feet to a dead line.

Being the same property conveyed to Sarah Tavenner, an unmarried woman by Warranty deed from Elizabeth S. Burke, married of record in Instrument No. 20180618-0058379 Register's Office for Davidson County, Tennessee, dated June 14, 2018 and recorded on June 18, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **3603 Richland Avenue, Nashville, TN 37205.**

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.

Witness my hand this the 12th day of March, 2021.

Sarah Tavenner by Denise Cummins attorney in fact

Sarah Tavenner by Denise Cummins, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Denise Cummins** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Sarah Tavenner**, as her Attorney in Fact, as the free act and deed of the within named **Sarah Tavenner**.

Witness my hand and official seal this the 12th day of March, 2021.

My Commission expires 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE