RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20214496 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$1,195,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 19th day of March, 2021. Notary Public My Commission Expires: 1-2-24

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

WARRANTY DEED

THIS INDENTURE, made this 19 day of March, 2021, among:

HAL O'DELL AND CAROL ANN O'DELL, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

CORY RENO AND SARAH M. RAMSEY, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Victoria Place of record in Plat Book 332, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 33 fronts 62.5 feet on the Southerly margin of Dallas Avenue and extends back between parallel lines 130.5 feet to an alley.

Being the same property conveyed to Ronald B. Merville by Warranty Deed from Wendy Carol Wall, unmarried of record in Instrument No. 20050822-0099834 Register's Office for Davidson County, Tennessee, dated August 19, 2005 and recorded on August 22, 2005.

Being the same property conveyed to Hal O'Dell and Carol Ann O'Dell, husband and wife by Warranty Deed from Ronald B. Merville and Shea Grisham Merville, husband and wife of record in Instrument No. 20190723-0072194, Register's Office for Davidson County, Tennessee, dated July 19, 2019 and recorded on July 23, 2019.

Being also known as 1211 Dallas Ave., Nashville, Tennessee 37212.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

Karen Johnson Davidson County
Batch# 598057 **DEEDWARR**
03/23/2021 01:38:23 PM 2 pgs
Fees: $13.00 Taxes: $4,421.50
20210323-0038319

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Hal O'Dell

Carol Ann O'Dell

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Hal O'Dell and Carol Ann O'Dell**, the within named bargainor(s), 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 19th day of March, 2021.

Notary Public
My Commission Expires: 3-7-23

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner Name & Property Address:

Name: Cory Reno and Sarah M. Ramsey, and Sarah M Ramsey
Address: 1211 Dallas Avenue
City, State, Zip: Nashville, TN 37212

Responsible Party For Taxes:

Name: OWNER
Address: SAME ADDRESS
City, State, Zip:

Tax ID: 118-01-0-060.00