Karen Johnson Davidson County
Batch# 602762 DEEDWARR
03/30/2021 10:13:25 AM 2 pgs
Fees: $13.00 Taxes: $3,478.00
20210330-0041419

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $940,000.00 Affiant Subscribed and sworn to before me This 29 day of March 2021. Notary Public My Commission Expires:

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owners as:	Tax Bill To:	Map / Parcel
Sean Rand & Chelsea Rand 902 Tower Place Nashville, TN 37204	New Owner	Parcel: 132-05-0-024-00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 21-03-16236

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Maria E. Davis, and husband Jordan Lee Davis,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Sean Rand and Chelsea Rand,** husband and wife, (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 9 as of the Plan of Glendale Park, Section No. 2, of record in Book 1130, page 61, Register's Office for said County.

Said Lot No. 9 fronts 125 feet on the northerly margin of Tower Place and extends back between parallel lines 172.5 feet to a deadline in the rear.

Being the same property conveyed to Maria E. Davis by Quitclaim deed dated December 08, 2020, from Elena Rivas, of record in Instrument No. 20201208-0142725, Register's Office for Davidson County, Tennessee.

Jordan Lee Davis, Husband of Maria E. Davis, joins in this Warranty Deed for the purpose of conveying any interest he may have in the subject real property, particularly any marital interest.

This is improved real property known as 902 Tower Place, Nashville, TN 37204.

This conveyance is subject to the following:

1. Taxes for 2021 and subsequent years, a lien not yet due and payable.

2. Subject to all matters as disclosed on Plat book 1130, page 61, said Register's Office.
3. Liens, encumbrances, or claims thereof, which are not shown by public record.

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

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 29th day of March 2021.

Maria E. Davis

Jordan Lee Davis

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared **Maria E. Davis, and Jordan Lee Davis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person whose name is subscribed to this instrument, and acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 29th day of March 2021.

Notary Public

My Commission Expires:

My Commission Expires
March 3, 2025

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025