Prepared By:
Timios, Inc.

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Karen Johnson Davidson County
Batch# 604449 DEEDWARR
03/31/2021 02:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210331-0042532

After Recording Return To:
TREASA A PRICE
2828 DESPLANE DR,
NASHVILLE, TN 37217-4014

Send Tax Bills To:
TREASA A PRICE **GRANTEE (NEW OWNER)**
2828 DESPLANE DR,
NASHVILLE, TN 37217-4014

WARRANTY DEED

PARCEL NUMBER: 150-05-0-182-00

THIS INDENTURE, made this 10 day of July, 20 20, by and between TREASA A. PRICE, A MARRIED WOMAN WHO TOOK TITLE AS A SINGLE WOMAN, HEREIN JOINED BY HER SPOUSE JESSE SUTTON, party or parties of the first part, hereinafter collectively referred to as GRANTOR, and TREASA A PRICE, A MARRIED WOMAN, as party or parties of the second part, hereinafter referred to as GRANTEE (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: For and in consideration of ZERO Dollars ($0.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 735 ON THE PLAN OF EDGE-O-LAKE ESTATES, SECTION 17, OF RECORD IN PLAT BOOK 4460, PAGE 44, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

PARCEL: 150-05-0-182-00

BEING THE SAME PROPERTY CONVEYED TO TREASA A. PRICE, A SINGLE WOMAN BY DEED FROM MADUBUEZE NWOZO, MARRIED RECORDED 06/13/2012 IN DEED INSTRUMENT NO. 20120613-0051587, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF: The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Witness 1 — TREASA A PRICE

Witness 2 — JESSE SUTTON

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared TREASA A .PRICE AND JESSE SUTTON, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 10 day of July, 2020.

My Commission Expires: 07/17/2023

Notary Public

HELEN F MACKEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/17/2023
SUMNER COUNTY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 10 day of July, 2020.

My Commission Expires: 07/17/2023

Notary Public

HELEN F MACKEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/17/2023
SUMNER COUNTY

True Copy Certification

I, MEREDITH WILLIAMS do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Meredith Williams

Signature

STATE OF PA

COUNTY OF ALLEGHENY

Personally appeared before me, Robert McGivern, a Notary Public for this county and state, MEREDITH WILLIAMS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: June 14, 2021

Commonwealth of Pennsylvania

Notarial Seal
ROBERT J MCGIVERN JR – Notary Public
ROBINSON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 14, 2021