THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210233500**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Williamson The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Megan Crawford Affiant Subscribed and sworn to before me, this 30th day of March, 2021. Bethany Scott Notary Public My Commission Expires:

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 605595 DEEDWARR
04/01/2021 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210401-0043202

WARRANTY DEED

Address New Owner: Jack Cliffton Urbano 1718 16th Avenue Nashville TN 37208	Send Tax Bills To: SWBC Mortgage Corp 9311 San Pedro #100 San Antonio, TX 78216	Tax Information: Tax Parcel ID No. 081 11 0 324.00

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, **DeAndra Ensley and Adrienne Jackson and Michael Ensley and Tracy Ensley and Eric Ensley** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jack Cliffton Urbano, unmarried man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract No. 1

Being the north 33 feet of Lot No. 296 of the map of D.T. McGavock and other's addition, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 33 feet on the Easterly side of 16th Avenue North and runs back between parallel lines 170 feet to an alley.

Tract No. 2

Being the Southerly 25 feet of Lot No. 296 of the map of D.T. McGavock and other's addition, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 25 feet on the Easterly side of 16th Avenue North and runs back between parallel lines 170 feet to an alley.

Tract No. 3

Being the southerly 25 feet on the Northerly 75 feet of Lot No. 295 on the Plan of McGavock, Wetmore, and other's addition, called the addition to the town of McGavock, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joyce Ensley, by Warranty Deed from Malik Brooks and Sonya Brooks, of record in Instrument No. 20120712-0061298, in the Register's Office of Davidson County, Tennessee, dated July 05, 2012 and recorded on July 12, 2012. The said Joyce Ensley being deceased as of November 16, 2020.

Joyce Ensley now having been deceased on November 16, 2020 in Davidson County, Tennessee. Affidavits of Heirship of record in Instrument No. 202104010043199 and Instrument No. 202104010043200, naming DeAndra Ensley and Adrienne Jackson and Michael Ensley and Tracy Ensley and Eric Ensley as the heirs at law of the said Joyce Ensley.

The execution of this instrument is affected by the signature of DeAndra Ensley as Attorney-in-Fact for Adrienne Jackson, which Power of Attorney is recorded in Book 202104010043201 page _____, Register's Office for Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D.T. McGavock and Other's addition, as recorded in Plat Book 21, Page(s) 41.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1718 16th Avenue Nashville TN 37208

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 30th day of March, 2021.

DeAndra Ensley

Michael Ensley

Adrienne Jackson by DeAndra Ensley as Attorney-In-Fact

Adrienne Jackson by DeAndra Ensley, as Attorney-In-Fact

Tracy Ensley

Eric Ensley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DeAndra Ensley, Michael Ensley, Tracy Ensley, and Eric Ensley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 30th day of March, 2021.

Notary Public

My Commission Expires:

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DeAndra Ensley, 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 for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Adrienne Jackson, and she is authorized by Adrienne Jackson, to execute this instrument on their behalf.

WITNESS my hand, at office, this 30th day of March, 2021.

Notary Public
My Commission Expires: _____

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

True Copy Certification

I, **Nick Harris**, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, 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: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY