Karen Johnson Davidson County
Batch# 605812 DEEDWARR
04/01/2021 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20210401-0043501

#36143

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Aveue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0405-21

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Thomas Scott Davidson and wife Ashley Davidson	Thomas Scott Davidson and wife Ashley Davidson	091-06-0-195.00
(NAME) 5608A Pennsylvania Avenue	(NAME) 5608A Pennsylvania Avenue	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Eighty-Five Thousand And No/100 Dollars ($685,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ADAM V. REED AND MARJORIE J. REED, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS SCOTT DAVIDSON AND WIFE ASHLEY DAVIDSON,** 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 15 feet of Lot Number 1517 and all of Lot Number 1519 of Block 42 on the Plan of Plan No. 2 of West Nashville of record in Plat Book 57, Page 172, 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 part of Lot Number 1517 and all of Lot 1519 front together 40 feet on the Northerly side of Pennsylvania Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Adam V. Reed and Marjorie J. Reed, husband and wife by Warranty deed from MRB Developers LLC, a Tennessee limited liability company of record in Instrument No. 20180911-0090064 Register's Office for Davidson County, Tennessee, dated September 10, 2018 and recorded on September 11, 2018.

This is:

unimproved ☐

improved ☒ property, known as 5608A Pennsylvania Avenue, Nashville, TN 37209

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 31~~st~~ day of March, 2021.

Adam V. Reed

Marjorie J. Reed

State of Tennessee
County of Davidson

On this 31st day of March, 2021, before me personally appeared Adam V. Reed and Marjorie J. Reed, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, ~~at office,~~ this 31st day of March, 2021.

Notary Public

My Commission Expires: 7/3/23

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

