THIS INSTRUMENT PREPARED BY:
Key Title & Escrow, LLC
406 Frazier Avenue, Suite 110
Chattanooga, TN 37405

Karen Johnson Davidson County
Batch# 612029 DEEDWARR
04/09/2021 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $148.00
20210409-0047790

Address New Owner(s) and Send Tax Bills To:
James Fineman
1728 14th Ave. N
Nashville, TN 37208
Map & Parcel Nos.:
092-06-0-637.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 2nd day of ~~March~~ April, 2021, by and between **Dennis R. Sweatt, Jr.**, a married man party of the first part, and **James Fineman**, party of the second part,

WITNESSETH: That for and in consideration of **Ten and 00/100 ($10.00)** 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 Nashville, County of Davidson, State of TN:

All that certain real property located in Davidson County, Tennessee, described as follows, to wit:

Being Easterly One-Half of Lot No. 26 on the Plan of G.W. Ashcraft's Subdivision of Lot No. 11 of the Boyd McNairy Tract of record in Plat Book 57, Page 59, in the Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 26 fronts 17 1/2 feet on the Southerly side of Betavia formerly prospect, Street and runs back between parallel lines 110 feet to an alley.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 59, Register's Office for Davidson County, Tennessee.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Being the same property conveyed to Nathan Gurtis Charlton and wife, Georgia Charlton by Warranty deed from Mollie Feigenbaum and Marilyn Stern of record in Book 2998, page 86, Register's Office for Davidson County, Tennessee, dated July 11, 1959 and recorded on July 11, 1959, final decree confirming sale recorded in April 6, 1990, recorded on Book 8083, page 346. (Value or consideration shown in aforementioned deed $ 4,750.00.)

Final Decree Confirming Sale recorded on March 1, 1990, in Book 8083, Page 343. Vesting title to Dennis R. Sweatt, Jr. Being also known as 2421 Batavia Street, Nashville, Tennessee, 37208.

The following is for informational purposes only:

Property Address: 2421 Batavia St.
G.W. Ashcraft's S/D of Lot 11 of Boyd McNairy Tr., E. 1/2 Lot 26
Davidson County, TN

Parcel No.: 092-06-0-637.00

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.

WITNESS the signature of the said party of the first part the day and year first above written.

By: Dennis R. Sweatt Jr.
Dennis R. Sweatt, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dennis R. Sweatt, Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 2nd day of April, 2021.

Notary Public
My commission expires: 10/2/2023

KATELYNNE C EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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, **$40,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant (agent)

Subscribed and sworn to before me, this 5th day of April, 2021.

Notary Public
My commission expires: 09/21/2024

HAYLEY WALLIN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires 09-21-2024

PROPERTY ADDRESS:
2421 Batavia Street, Nashville, TN 37208

Tennessee Certification of Electronic Document

I, Megan Huggins, 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.

Megan Huggins
Signature

State of Tennessee
County of Hamilton

Personally appeared before me, Vanessa Shropshire, a notary public for this county and state, Megan Huggins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

VANESSA SHROPSHIRE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 17, 2022
COUNTY OF HAMILTON

Notary's Signature

MY COMMISSION EXPIRES: 9-17-22