THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is: $343,000.00 Affiant Subscribed and sworn to before me, this 26 day of April, 2021. Notary Public My Commission Expires: 7-17-22

Karen Johnson Davidson County
Batch# 624541 DEEDWARR
04/28/2021 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,269.10
20210428-0056731

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Tyler Dove and Margaret Dove 621 Elaine Drive Nashville, TN 37211	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 132-16-0-092.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged **KATELIN CARNEY NKA KATELIN JEFFERS, A MARRIED WOMAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **TYLER D. DOVE AND MARGARET G. DOVE, HUSBAND AND WIFE** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 610, as shown on the map entitled the Plan of Section Seven, Caldwell Hall, of record Plat Book 3300, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KATELIN CARNEY, A SINGLE WOMAN, by deed from SHERRIE MARTIN, SABRINA ALLISON, TERESA MAYBERRY, KIMBERLY NAIL, JORDAN FOSTER AS HEIRS AT LAW FOR THE ESTATE OF CLARENCE C. NAIL, of record as Instrument No. 20180712-0067519, dated June 21, 2018, said Register's Office.

The spouse of KATELIN JEFFERS was not required to convey his marital interest in this property due to it never being his primary residence, and has no homestead rights.

This is improved property commonly known as: **621 Elaine Drive, Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that she has 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 herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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 26th day of April, 2021.

KATELIN CARNEY NKA KATELIN JEFFERS

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATELIN JEFFERS,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of April, 2021.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My Commission Expires: _____

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Lori Warren**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 6.13.2022

NOTARY'S SEAL:

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY