WARRANTY DEED

Karen Johnson Davidson County
Batch# 632029 **DEEDWARR**
05/10/2021 10:16:34 AM 2 pgs
Fees: $13.00 Taxes: $1,117.40

20210510-0062250

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KAREN ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JUNE 16, 2022

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Victoria Highfill	New Owner	08111058300
(NAME)	(NAME)	
1543 12th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mid-State Lenders, Inc.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Victoria Highfill, an unmarried woman,** 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 Lot No. 175 on the Plan of McGavock, Wetmore and Other's Section Addition to Nashville, called the Addition to the Town of McGavock, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee

Said Lot 175 fronts 50 feet on the westerly side of 12th Avenue, North Florence Street and runs back between parallel lines with the southerly margin of Cockrill Street 154 feet to an alley

Being the same property conveyed to Mid-State Lenders, Inc, by deed of record in Instrument NO. 20140612-0051409 and re-recorded in Instrument No. 20140623-0054680, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1543 12th Avenue North, Nashville, TN 37208
(House Number) (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 my/our hands this 7th day of May, 2021.

Mid-State Lenders, inc.

By: _____ - President
Trey Lewis, President

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Trey Lewis with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the President of Mid-State Lenders, Inc. and that he as such President executed the foregoing instrument for the purposes therein contained by signing the name of Mid-State Lenders, Inc., by himself as President.

WITNESS my hand and seal this 7th day of May, 2021.

_____
Notary Public
My Commission Expires: _____

File No.: 15460

VICTOR HAZELWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022