WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Dawn Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2021.

Brian D. Mitchell
Notary Public

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

MY COMMISSION EXPIRES:

O-SB-RH-21-1807

Karen Johnson Davidson County
Batch# 639111 DEEDWARR
05/18/2021 03:28:30 PM 2 pgs
Fees: $13.00 Taxes: $481.00

20210518-0067388

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nathan Agnew	**New Owner**	
(NAME)	(NAME)	**071-05-0-234.00**
1807 Liberia Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID L. FENTRESS AND WIFE, SANDRA L. FENTRESS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATHAN AGNEW, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 141 and 142 on the Plan of Scruggs Subdivision, of Brooklyn Heights of record in Plat Book 332, Page 140, 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 Lots #141 and #142 front together 80 feet on the Easterly side of Liberia Street and run back Easterly between parallel lines 143.9 feet on the Northerly side and 112 feet on the Southerly side and measuring 87.2 feet on the back line.

Being the same property conveyed to Staci Coleman Trustee by Quitclaim Deed from David L. Fentress of record in Instrument No. 20111021-0082020, Register's Office for Davidson County, Tennessee, dated October 15, 2011 and recorded on October 21, 2011 and within the same deed the said Staci Coleman, Trustee conveyed his interest in the subject property to David L. Fentress and wife Sandra L. Fentress

Further being the same property conveyed to James T. O'Hare Trustee by Quitclaim Deed from Mattie Goodall of record in Book 4998, Page 649, Register's Office for Davidson County, Tennessee, dated February 19, 1976 and recorded on February 20, 1976 and within the same deed the said James T. O'Hare, Trustee conveyed his interest in the subject property to Mattie Goodall and David L. Fentress, as joint tenants with right of survivorship and not as tenants in common.

This conveyance is subject to:
- Taxes for the year 2021 and thereafter, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 140, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1807 Liberia Street, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 17 DAY OF MAY, 2021.

David L. Fentress
David L. Fentress

Sandra L. Fentress
Sandra L. Fentress

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th of May, 2021.

Kate Nyquist
Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th of May, 2021.

Kate Nyquist
Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212