(1)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $693,050.00 (Six Hundred Ninety Three Thousand Fifty).

Angela P. Deal
AFFIANT

Subscribed to and sworn before me this 28th day of May, 2021.

LEE E. CRANFORD - NOTARY PUBLIC AT LARGE - STATE OF TENNESSEE

NOTARY PUBLIC MY COMMISSION EXPIRES: 11/6/2023 (NOTARY SEAL)

Karen Johnson Davidson County
Batch# 647016 DEEDWARR
06/01/2021 11:52:02 AM 2 pgs
Fees: $13.00 Taxes: $2,564.29

20210601-0073018

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO: GRISSIM TITLE & ESCROW, LLC. 1222 17th Avenue South, Nashville, TN. 37212		
ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Angela P. Deal & James A. Deal 5311 Elkins Avenue Nashville, TN 37209	Adam + Angela Deal P.O Box 92546 Nashville, TN 37209	09115005600

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SUSAN J. RODGERS AND SPOUSE, KEITH A. MURRAY,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ANGELA P. DEAL AND JAMES A. DEAL, WIFE AND HUSBAND,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 part of the northwest part of Block 13 on the Map of Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of Elkins Avenue, 75 feet east of the easterly margin of Richland Avenue; thence southerly 181.6 feet to the north margin of an alley, said point being 71.3 feet east of the easterly margin of Richland Avenue; thence with the margin of alley, easterly 50 feet to a point; thence northerly 180 feet to an iron pin in the south margin of Elkins Avenue; thence with the margin of the same, westerly 75 feet to the beginning.

Being the same property conveyed to Susan J. Rodgers and spouse, Keith A. Murray by deed from Keith A. Murray of record in Instrument No. 20141002-0090938, dated July 11, 2014 and recorded on October 2, 2014, Register's Office for Davidson County, Tennessee.

Being also known as 5311 Elkins Avenue, Nashville, Tennessee 37209

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **5311 ELKINS AVENUE** **NASHVILLE, TN 37209**

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. Whenever 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, this 27th day of May, 2021

Susan J. Rodgers

Keith A. Murray

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of May, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Susan J. Rodgers and Keith A. Murray** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 27th day of May, 2021.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024