36287

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me this 28th day of May, 2021. Notary Public My Commission Expires: 3/6/24
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 36287-04-2021**	

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Andrew Danieley, Mary Daniel Danieley 4200 Nebraska Avenue Nashville, TN 37209	REGIONS MORTGAGE 2050 Parkway Office Circle Birmingham, AL 35244	Map and Parcel No.: 10304019000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rosemary Lombardy, Trustee of The Rosemary Lombardy Revocable Trust Agreement Dated May 21, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Danieley and Mary Daniel Danieley, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4200 Nebraska Avenue, Nashville, TN 37209.

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

And Grantor covenants that she is 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 651130 DEEDWARR
06/07/2021 03:39:30 PM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20210607-0076296

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of May, 2021.

Trustee

Rosemary Lombardy, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rosemary Lombardy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of The Rosemary Lombardy Revocable Trust Agreement Dated May 21, 2015, and as such Trustee executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2021.

My Commission Expires: 3/6/24

Notary Public

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot number 64 on the Plan of West End Annex, as of record in Book 332, page 61, Register's Office for Davidson County, Tennessee.

Said part of Lot number 64 fronts 50 feet on the northerly side of Nebraska Avenue and extends back northerly between parallel lines, along the westerly margin of 42nd Avenue North, 158.3 feet to an alley.

Being the same property conveyed to Rosemary Lombardy, Trustee of the Rosemary Lombardy Revocable Trust Agreement dated May 21, 2015, by deed dated April 3, 2017 from John Rodgers and wife, Lauren P. Rodgers, of record in Instrument No. 20170404-0032836, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 10304019000.
2. State and County taxes for the year 2020, in the amount of $3,952.98, PAID. Map and Parcel No. 10304019000.
3. All matters appearing on the Plan of record as Book 332, page 61, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

