Karen Johnson Davidson County
Batch# 652052 DEEDWARR
06/08/2021 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20210608-0076880

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this 27th day of May, 2021

Notary Public
My commission expires: 09/02/2024

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

Address of New Owner:	Send Tax Bills to:	Tax Information
Jamie Day 1420 Eastland Avenue Nashville, TN 37206	New Owner Volunteer State Bank P.O. Box 7897 Portland, TN 37148	094-01-0-466.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chris Warrick, a single man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jamie Day and Chaney Mosley, a married couple** 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:

Land in Davidson County, Tennessee, being Lot No. 59 on the Map of Shelby Village No. 2, as of record in Book 1835, page 48, as corrected by an instrument of record in Book 2032, page 191, Register's Office for Davidson County, Tennessee.

Said Lot No. 59 fronts 62.0 feet on the southerly side of Electric Avenue and runs back between lines, 154.3 feet on the westerly line and 145.8 feet on the easterly line, to a dead line in the rear measuring 65.0 feet thereon.

Being the same property conveyed to Chris Warrick by Warranty Deed from Elsie Boner Warrick, an unmarried woman, dated November 29, 2004 of record as Instrument No. 20041209-0146803, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1430 Electric Ave, Nashville, TN 37206

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 27th day of May, 2021.

Chris Warrick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

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

Notary Public

My Commission expires: 06-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2021047050

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

