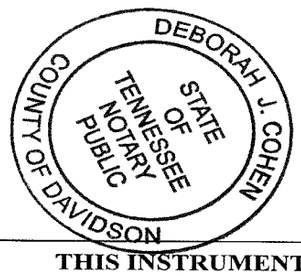
Karen Johnson Davidson County
Batch# 652233 DEEDWARR
06/09/2021 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20210609-0077087



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$375,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF **JUNE, 2021**.

Notary Public

MY COMMISSION EXPIRES: **May 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RAYMOND JOHN TRENKAMP AND MARTHA FINN TRENKAMP	New Owner	**095-04-0-233.00**
(NAME) **135 SPRING VALLEY RD.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, PRISCILLA G. WARRINGTON, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **RAYMOND JOHN TRENKAMP AND MARTHA FINN TRENKAMP, HUSBAND AND WIFE,** 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 parts of Lot No. 72 and 73 on the plan of part of Bluefields, as of record in Plat Book 843, Page 34, Register's Office for said County, being Lot No. 11 on the unrecorded plan of the resubdivision of Lots Nos. 71, 72 & 73, in Bluefields, described according to a survey made by Z. J. Wilkinson, Surveyor, July 10, 1950, as follows:

Beginning on the easterly margin of Spring Valley Road at a point 60 feet south of the corner of Lots Nos. 71 and 72, being the southwest corner of the property conveyed to Gordon G. Pierce and wife, by deed from R. D. Stanford, Trustee, of record in Book 1909, Page 593, said Register's Office, thence with said Road, southwardly 110 feet to the corner of Lots Nos. 10 and 11 on said unrecorded plan; thence with the line between said two lots, eastwardly 263 feet to the westerly line of the property conveyed to Carl N. Gessler and wife, by deed from R. D. Stanford, Jr., Trustee, of record in Book 2011, Page 495, said Register's Office, thence with said line, northwardly 80 feet to the southeast corner of said Pierce property; thence with the southerly line of said Pierce property, north 81 deg. 33' west 284.1 feet to the beginning.

Being the same property conveyed to PRISCILLA G. WARRINGTON, an unmarried woman, by deed from VIOLA H. KIPP, of record in Instrument No. 20040524-0060881, dated May 20, 2004, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 843, Page 34; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(**X**) property, known as **135 SPRING VALLEY RD., NASHVILLE, TN 37214**
(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 hand this 4th day of June, 2021.

PRISCILLA G. WARRINGTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 4th day of June, 2021.

My Commission Expires: **May 2, 2022**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, **Jessica Gebhart** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Gebhart

Jessica Gebhart

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Christy M. Jones** a notary public for this county and state **Jessica Gebhart** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy M Jones

Christy M. Jones
My Commission Expires:

SEAL

