Karen Johnson Davidson County
Batch# 655758 DEEDWARR
06/14/2021 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $677.10
20210614-0079523

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-4003

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of June, 2021

Notary Public

Commission Expires: 3/15/25

HANNAH LEWIS NOTARY PUBLIC TENNESSEE My Comm Exp. 3/15/2025 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 201 Dupont Ave Trust P.O. Box 160071 Nashville, TN 37216	NEW OWNER	043-09-0-185.00

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,

Michael McAlister, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 201 Dupont Ave Trust

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 Lot No. 12, Block "C", on the Plan of Woodlawn Estates, as of record in Plat Book 843, Page, 82, Register's Office of Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the north side of DuPont Avenue and runs back between parallel lines 169 feet to a dead line.

Being the same property conveyed to Michael McAllister, unmarried and Gloria McAlister, unmarried as joint tenants with right of survivorship by Special Warranty Deed from AmSouth Bank of record in Instrument No. 20030716-0099517 Register's Office for Davidson County, Tennessee, dated July 11, 2003 and recorded on July 16, 2003. (Value

of consideration shown in aforementioned deed $65,600.00.)

Being the same property conveyed to Michael McAlister, unmarried by Quitclaim Deed from Gloria M. McAlister, unmarried of record in Instrument No. 20140411-0030464 Register's Office for Davidson County, Tennessee, dated April 7, 2014 and recorded on April 11, 2014. (Value of consideration shown in aforementioned deed $0.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **201 Dupont Ave, Nashville, TN 37115.**

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 so 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.

Dated this the 9th day of June, 2021.

Michael McAlister

STATE OF TENNESSEE COUNTY OF DAVIDSON

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

Witness my hand and official seal at this 9th day of June, 2021.

Notary Public

My Commission Expires: 8-29-2023

KERRY MAJORS STATE OF TENNESSEE NOTARY PUBLIC

True Copy Certificate of Authenticity

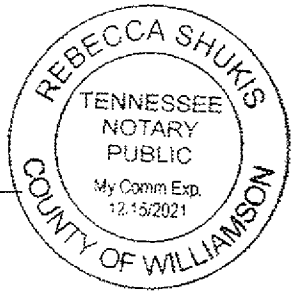
I, **Taylor Grills**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021