Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

NEW OWNER:
CHARITY SANDRA
3604 HARBOR VALLEY COURT
NASHVILLE, TN 37214

SEND TAX BILLS TO:

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-0911

Map & Parcel
108120B223.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 659569 **DEEDWARR**
06/18/2021 10:17:10 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50

20210618-0082438

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eighty-Five Thousand and 00/100 Dollars ($285,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MILBRA LOIS TIDWELL, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **CHARITY SANDRA, unmarried,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 61 on the Plan of Final Plat, Section One, Harborview, Final Phase, as shown on the plat of the same of record in Plat Book 9700, Page 192, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to MILBRA LOIS TIDWELL, unmarried, by Warranty Deed from PRECISION HOMES, INC., dated December 18, 1998, and of record in Book 11261, Page 187, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **3604 HARBOR VALLEY COURT, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 9700, Page 192, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 17th day of June, 2021.

Milbra Lois Tidwell
MILBRA LOIS TIDWELL

By: Brenda L. Law attorney-in-fact
BRENDA L. LAW, pursuant to Power of Attorney of Record in Instrument No. 20210618-0082437, RODC, Tennessee.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **BRENDA L. LAW**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **MILBRA LOIS TIDWELL** the within-named bargainors, as the free act and deed of the said **MILBRA LOIS TIDWELL.**

WITNESS my hand and official seal at office this 17th day of June, 2021.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$285,000.00.**

AFFIANT

Sworn to and subscribed to before me this 17th day of June, 2021.

NOTARY PUBLIC

My commission expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022