Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: 6SB-P21-6009

This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $600,000.00

Affiant

Karen Johnson Davidson County
Batch# 659967 DEEDWARR
06/18/2021 03:17:33 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20210618-0082863

Subscribed and sworn before me this the 7 day of May, 2021.

Notary Public
My commission expires:

LAUREN ROSE EWING
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Robert J. Devitz, Jr. 6009 New York Ave Nashville, TN 37209	new owners	091-02-0 186.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BENJAMIN ALAN HOWE AN UNMARRIED MAN, AND LEAH SMITH HOWE A/K/A LEAH KATHERINE SMITH , AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NIKKI SLOANE SPARKS, A SINGLE WOMAN AND ROBERT DEVITZ, JR., A SINGLE MAN AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being a part of Lot #8, Block 19 on the Cherokee Park Subdivision of West Nashville as recorded in Book 161, Page 75, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a capped iron rod (new) located at the Northwestern corner of the property being herein described (also being the Northwestern corner of the said Lot No. 8) and having Tennessee State Plane Coordinates of North 668242.58, East 1714961.42, said point also being located on the Southern right-of-way line of New York Avenue, having a right-of-way width of 50 feet; thence, leaving said point with and along the Southern right-of-way line of New York Avenue, South 54 degrees 09 minutes 57 seconds East, 35 feet to a capped iron rod (new) located at the Northeastern corner of the property being herein described and having Tennessee State Plane Coordinates of North 668222.09, East 1714989.79; thence, leaving said point and right-of-way line South 35 degrees 50 minutes 03 seconds West, 150.00 feet to a capped iron rod (new) located at the Southeastern corner of the property being herein described and having Tennessee State Plane Coordinates of North 668100.48, East 1714901.98, said point also being located on the Northern right-of-way line a 25 foot wide public alley; thence, leaving said point, with and along the Northern right-of-way line of the aforementioned alley, North 54 degrees 09 minutes 57 seconds West, 35.00 feet to a capped iron rod (new) located at the Southwestern most corner of the property being herein described and having Tennessee State Plane Coordinates of North 668120.97, East 1714873.60; thence leaving said point, North 35 degrees 50 minutes 03 seconds East, 150.00 feet to the Point of Beginning. Said parcel of land herein described containing 5,250.0 Square Feet or 0.12+/- Acres. The above legal description was prepared from a Boundary Survey dated May 17, 2016, prepared by Clint T. Elliott, Tennessee RLS# 2347, office address: 1700 Hayes Street, #301, Nashville, TN 37203.

Being the same property conveyed to Benjamin Alan Howe and wife, Leah Smith Howe, by deed dated 12/15/2016, from CANY, LLC, a Tennessee limited liability company, of record in Instrument No. 20161220-0133681, Register's Office for said County.

Leah Smith Howe and Leah Katherine Smith are one in the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6009 New York Ave, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 7 day of May, 2021.

Benjamin Alan Howe

Leah Smith Howe a/k/a Leah Katherine Smith

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Benjamin Alan Howe and Leah Smith Howe a/k/a Leah Katherine Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7 day of May, 2021.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022