Prepared by:
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Attorney at Law
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $930,000.00

Ashley Utley
Affiant

Subscribed and sworn to before me this 21st day of June, 2021.

LISA D CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My commission expires: 01/11/2021

Karen Johnson Davidson County
Batch# 664962 DEEDWARR
06/25/2021 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $3,441.00
20210625-0086351

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Reese M. Abee 248 Cherokee Rd. Nashville, TN 37205	New Owner "Same"	082-16-0-126

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 **Darla Doocy, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Reese M. Abee, an unmarried man and Scott L. Abee, a married man** 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:

> Being Lot No. 67 in Henry Blood's Addition to Edgefield, now East Nashville, a plan of which is of record in Plat Book 21 Page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Darla Doocy, an unmarried woman, by Quitclaim Deed from The Russell, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20191016-0105953, Register's Office for Davidson County, Tennessee, and dated October 3, 2019.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Henry Blood's Addition to Edgefield, now East Nashville of record in Plat Book 21 Page 5 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 612 Russell Street, 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.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 21st day of June, 2021.

Darla Doocy

Darla Doocy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of June, 2021, before me personally appeared Darla Renee Doocy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of June, 2021.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202106250086351

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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, Lisa P. Chaney, a notary public for this county and state,
Notary's Name

Todd A. Tressler, II, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07-11-2021

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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