Karen Johnson Davidson County
Batch# 666062 DEEDWARR
06/28/2021 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $3,959.00
20210628-0086888

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,070,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2021.

Notary Public
MY COMMISSION EXPIRES: 3/6/24
File No. G21-13013

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cecil Davis Bauman and Jennifer Donnelly Bauman (NAME) 1717 Greenwood Ave (STREET ADDRESS) Nashville TN 37206 (CITY) (STATE) (ZIP)	New Owner (NAME) " (STREET ADDRESS) " (CITY) (STATE) (ZIP)	083-02-0-244

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 HEREBYACKNOWLEDGED, WE, **Erin Latham Israel, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cecil Davis Bauman and Jennifer Donnelly Bauman, a married couple**, 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:

Being part of Lot No. 19 on the Brownsville Plan, as of Record in Book 21, Page 9, of The Registers Office of Davidson County, Tennessee.

Said part of Lot No. 19 is the East 150 feet of Lot No. 19 and fronts 150 feet on the North side of Greenwood Avenue (formerly Weakley Street) and runs back Northwardly and at right angles to said Greenwood Avenue and between parallel lines 664 feet, more or less, to the center of a 30 foot alley (formerly Hickman Street).

Included in the above but excluded from this conveyance are two Parcels, of record in Book 2877, Page 631, and Book 5687, Page 153, Register's Office for Davidson County, Tennessee to which reference is hereby made.

Being the same property conveyed to Erin Latham Israel, by Trustee's Quitclaim Deed from Erin Latham Israel, Trustee of the Latham Family Trust dated June 15, 2018, of record in Instrument No. 20200131-0011758, in the Register's Office of Davidson County, Tennessee, dated January 31, 2020 and recorded on January 31, 2020. Chandler Israel joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly his marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brownsville Plan, as recorded in Plat Book 21, Page(s) 9.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1717 Greenwood Avenue, 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 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. Whenever 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/our hand(s) this 23rd day of June, 2021.

Erin Latham Israel

Chandler Israel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of June, 2021, before me personally appeared Erin Latham Israel and Chandler Israel, 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 23rd day of June, 2021.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, 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 Sumner

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case
Notary's Signature

Seal (if on paper)

HEATHER L CASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: 7/2/2024