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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 666759 DEEDWARR
06/28/2021 12:45:53 PM 2 pgs
Fees: $13.00 Taxes: $462.50
20210628-0087287

WARRANTY DEED

Address New Owner(s):
Calvin Carter, Jr.
1804 Manchester Avenue
Nashville, TN 37218-2640

Send Tax Bills to:
new owner

Map/Parcel: 06916016000

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, **Calvin Carter, an unmarried man**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all our interest unto **Calvin Carter, Jr., an unmarried man,** hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 11th Civil District of Davidson County, Tennessee, being part of the southwesterly part of Tract No. 3 of the R. W. Cundall Property, more particularly described on a survey made August 17, 1956, by Wm. Collier Parrish Associates, Civil Engineers, as follows:

Beginning at an iron pin in the southeasterly margin of Manchester Avenue (at Bordeaux), said point being the common corner of Tracts 3 and 5; thence with the southeasterly margin of Manchester Avenue, North 36 deg. 07 min. East 50 feet to an iron pin; thence South 56 deg. 08 min. East 280 feet to an iron pin; thence South 34 deg. 12 min. West 50 feet to an iron pin; thence North 56 deg. 08 min. West 282.5 feet to the point of beginning.

BEING the same property conveyed to Calvin Carter by Warranty Deed from Patrick Conyers and Delores Faye Smith, dated February 23, 1987, and recorded on March 10, 1987, in Book 7163, page 200, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2021 and subsequent years and any and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 1804 Manchester Avenue, Nashville, TN 37218-2640

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 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 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.

WITNESS my/our hand(s) as on the date shown on the Notary forms.

Calvin Carter

Calvin Carter

STATE OF TENNESSEE DAVIDSON COUNTY ss:

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

Witness my hand and official seal at office, this 23rd day of June, 2021.

My Commission Expires:

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer is $125,000.00

Affiant

Sworn to and subscribed before me, this 23rd day of June, 2021.

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022