Karen Johnson Davidson County
Batch# 680765 DEEDWARR
07/21/2021 12:24:48 PM 2 pgs
Fees: $13.00 Taxes: $1,380.10

20210721-0097875

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$373,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF **JULY, 2021**.

Notary Public

MY COMMISSION EXPIRES: ~~May 7, 2022~~ @ 7/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GERARD DEPERSIO	new owner	**072-04-0-261.00**
(NAME) **1428 JANIE AVE.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **WE, TIFFANY CONWAY, FORMERLY KNOWN AS TIFFANY EMBRY, UNMARRIED, AND TODD CONWAY, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GERARD DEPERSIO, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14 of Block E on the Map of Country Club Estates of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Fred W. Conway, an unmarried man, by deed from IRA Innovations, Inc. FBO Holly Neumaier IRA, formerly known as Entrust Tennessee FBO Holly Neumaier IRA, by deed dated April 6, 2012, of record in Instrument No. 20120410-0030608, Register's Office for Davidson County, Tennessee. The said Fred W. Conway having since died on or about May 4, 2018. The Last Will & Testament of Fred William Conway (being one and the same as Fred W. Conway) was admitted to Probate as Docket No. 18P1176, Seventh Circuit Court for Davidson County, Tennessee, Probate Division and devised said property to Tiffany Embry and Todd Conway. Being further conveyed to Tiffany Embry and Todd Conway, as tenants in common, from Tiffany Embry and Todd Conway, Co-Executors of the Estate of Fred William Conway a/k/a Fred W. Conway, by Executor's Quitclaim Deed dated October 8, 2019, of record in Instrument No. 20191011-0104635, said Register's Office.

Tiffany Embry has since divorced and is now known as Tiffany Conway.

This conveyance is subject to matters shown on the Plan of record Plat Book 843, Page 95; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4190, Page 993; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **1428 JANIE AVE., NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RJE-VEES-21-1428

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. 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 our hands this 14th day of July, 2021.

TIFFANY CONWAY

TODD CONWAY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 14th day of July, 2021.

My Commission Expires: **May 2, 2022**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 14th day of July, 2021.

My Commission Expires: **May 2, 2022**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public