Karen Johnson Davidson County
Batch# 686802 DEEDWARR
07/30/2021 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20210730-0102604

Name and Address of New Owner:
Sandra Dorsey Mohr Durham and Timothy Knox Durham
913 Berry Street
Nashville, TN 37138

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 044-15-0-090.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Martha Gholson, unmarried and Janet Drake, unmarried,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sandra Dorsey Mohr Durham and Timothy Knox Durham, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain described tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 78 on the Plan of Section "D" Village of Old Hickory, as of record in Book 1424, page 65, Register's Office for said County, and as follows:

Beginning at a point in the Easterly margin of Berry Street, at the common corner of Lots 77 and 78; thence with the line between said lots, Easterly 64.2 feet to a point in the west line of Lot 66; thence with the line between 66 and 78, southerly 54 feet to the northerly margin of Tenth Street; thence with the margin of said Street, westerly 54.4 feet to the beginning of a curve; thence along said curve, with a radius of 10 feet, northwesterly 15.7 feet to the easterly margin of Berry Street; thence with the said street northwardly 44 feet to the beginning.

Being the same property conveyed to Clayton Gholson and wife, Martha Gholson, and Gilbert Drake and wife, Janet Drake, by Warranty Deed from Lela B. Williams, unmarried, of record in Instrument No. 20020605-0067820 Register's Office for Davidson County, Tennessee, dated June 03, 2002 and recorded on June 05, 2002. (Value of consideration shown in aforementioned deed $69,000.00.) The said Clayton Gholson and Gilbert Drake having since died.

Being also known as 913 Berry Street, Old Hickory, Tennessee 37138.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of July, 2021.

Janet Drake (SEAL)
Janet Drake

Martha Gholson (SEAL)
Martha Gholson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Janet Drake and Martha Gholson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of July, 2021.

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dawn D Chase
(Affiant)

Sworn to and subscribed before me this
27th day of July, 2021.

Laina Elizabeth Matthews
Notary Public
My commission expires: 3-13-24

LAURA ELIZABETH MATTHEWS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File No. 2021-1709

Certificate of Authenticity

I, Tonya Loftin, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 27, 2021.

Date

Tonya Loftin

Affiant Signature

July 29, 2021

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 29th day of July, 2021.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)