# WARRANTY DEED

Karen Johnson Davidson County
Batch# 689297 DEEDWARR
08/03/2021 10:37:29 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20210803-0104109

#15739

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Fallon Nell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2021

ERIC C. ROUSE II NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: May 5, 2025 (AFFIX SEAL)

Return to:

**THIS INSTRUMENT WAS PREPARED BY:**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Fallon Mercedes Nell | Castle & Cooke Mortgage LLC | 14705007000 |
| (NAME) | (NAME) | |
| 311 Garrett Drive | 13751 South Wadsworth Park Drive Suite 101 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Draper UT 84020 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Glenda T. Chambers and Edward V Foote,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Fallon Mercedes Nell and husband Robert Cerny,** 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:

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Section One (Revised) Caldwell Hall of record in Plat Book 2900, Page 58, in the Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No.148 fronts 80 feet on the southerly side of Garrett Drive and extends back 200.7 feet on the easterly line and 152.8 feet on the westerly line to a dead line measuring 95 feet thereon.

Being the same property conveyed to Glenda T Chambers and husband Edward V Foote, by deed of record in Instrument No. 20151229-0130562 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 311 Garrett Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 30th day of July, 2021.

Glenda T. Chambers

Edward V Foote

State of Tennessee
County of Davidson

Personally appeared before me Glenda T. Chambers and Edward V Foote, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of July, 2021.

Notary Public
My Commission Expires: May 5, 2025

File No.: 15739

ERIC C. ROUSE II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY