WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

ASHLEY BRIANNA CONOVER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of August, 2021

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 03/25/2025

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Maya Valcourt	Maya Valcourt	105-1-238
(NAME)	(NAME)	
1211 15th Ave South	1211 15th Ave South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20211958

For and 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, **Bridgette Chamberlain, a married woman**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Maya Valcourt, an unmarried woman,** 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:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being lot on 15th Avenue South, being the north 50 feet of the south 100 feet of the east part of Lot 25 on the Map of O.B. Hayes Plan of Large Lots called Rokeby of record in Plat Book 21, page 87, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 50 feet on the west side of 15th Avenue, South and runs back between parallel lines, parallel to and 205 feet south of the south margin of Edgehill Avenue, 152 feet 6 inches, more or less to an alley.

BEING the same property conveyed to Bridgette Chamberlain by Warranty Deed from Andreas Albert, dated April 26, 2021 and filed of record in Instrument No. 20210430-0058029, Register's Office for Davidson County, Tennessee.

This was not the marital residence of the grantor.

Unimproved ☐

This is improved ☒ property, known as 1211 15th Ave South, Nashville, TN 37212
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Karen Johnson Davidson County
Batch# 689310 **DEEDWARR**
08/03/2021 10:47:32 AM 2 pgs
Fees: $13.00 Taxes: $5,180.00

20210803-0104129

Witness my hand this 2nd day of August, 2021

Bridgette Chamberlain

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Bridgette Chamberlain, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd of August, 2021.

Notary Public
My Commission Expires: 3/25/25

JESSICA ANN MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY