THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210736027

Karen Johnson Davidson County
Batch# 689451 DEEDWARR
08/03/2021 01:04:10 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20210803-0104328

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $600,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of July, 2021.

Notary Public
My Commission Expires: 07/09/24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michele Lynn Mortimer 5321 Pennsylvania Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091 07 0 408.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Davidson Tanner, married** Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michele Lynn Mortimer**,* ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1222 of Block 34, Plan No. 2 of West Nashville, of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William Davidson Tanner, a single man, by Warranty Deed from Kristin Paige Roady and Michael Mantegna, wife and husband, joint tenants with right of Survivorship, of record in Instrument No. 20200409-0037484, in the Register's Office of Davidson County, Tennessee, dated March 31, 2020 and recorded on April 09, 2020.

Victoria Tanner joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

Being the same property conveyed to Kristin Paige Roady, a single woman and Michael Mantegna, a single man, joint tenants with right of Survivorship, by Warranty Deed from Slegae, LLC.,, record in Instrument No. 20160404-0031624, in the Register's Office of Davidson County, Tennessee, dated March 31, 2016 and recorded on April 04, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plan No. 2 of West Nashville, as recorded in Plat Book 57, Page(s) 172.

Electrical Permit by Metropolitan Government recorded in Book 5587, Page 349.

* Michele Lynn Mortimer, an unmarried woman

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: HFM21532

This is improved property located at 5321 Pennsylvania Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of July, 2021.

William Davidson Tanner

Victoria Tanner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Davidson Tanner and Victoria Tanner, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2021.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022