Karen Johnson Davidson County
Batch# 691479 DEEDWARR
08/05/2021 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20210805-0105577

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1476

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kathryn Joy and Brian Joy, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew Ross Nelson, single**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 187 on the Plan of Sunrise Heights Second Plan of record in Plat Book 421, Page 46, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kathryn Joy and Brian Joy, wife and husband by Warranty deed from Robert Walsh, married of record in Instrument No. 20180119-0005792 Register's Office for Davidson County, Tennessee, dated January 10, 2018 and recorded on January 19, 2018

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 522 High Street, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Matthew Ross Nelson	Legends Bank	133-01-0-184.00
522 High Street	310 N. First Street	
Nashville, TN 37211	Clarksville, TN 37040	

WITNESS THE EXECUTION HEREOF this 3rd day of August, 2021.

Kathryn Joy
Kathryn Joy

Brian Joy
Brian Joy

State of Tennessee)
County of Davidson)

On this 3rd day of August, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kathryn Joy and Brian Joy, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/5/2025

TAMI A. BOSCHEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/05/2025

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 499,900.00.**

Affiant

Sworn and subscribed before me on this the 3rd day of August, 2021.

Notary Public

My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Tennessee Certification of Electronic Document

I, Carla Ikard, 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 Aug. 03, 2021 (date of document).

Carla Ikard
Affiant Signature

Aug. 04, 2021
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 4th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-02-25

NOTARY'S SEAL

