Karen Johnson Davidson County
Batch# 692592 DEEDWARR
08/06/2021 02:52:26 PM 2 pgs
Fees: $13.00 Taxes: $832.50
20210806-0106465

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jennava Laska	new owner	Parcel ID: 081-06-0-175.00
(NAME)	(NAME)	
1800 28th Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Evelyn Irene Smith, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jennava Laska, 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:

Being Lot No. 5 on the Plan of Cumberland Gardens, Sections I, as of record in Book 2900, Page 4, Register's Office for Davidson County, Tennessee.

Beginning at a point on the easterly margin of 28th Avenue, North, the common corner of Lots 5 and 6; thence with the line between said lots 82.5 feet to a concrete monument to the line between lots 4 and 5: thence in a southerly direction 115 feet to the northerly margin of Buchanan Street; thence in a westerly direction along said margin, 60 feet to a concrete monument, the beginning of a curve; thence around said curve 30.9 feet in a northwesterly direction to a concrete monument; thence northerly 91.6 feet to a point of beginning.

Being the same property conveyed to Evelyn Irene Smith, by Quit Claim Deed from Danny T. Smith, Executor of the Estate of Charles E. Berry and James Oliver Berry, Ollie Mae Reynolds, Margaret L. Fentress and Evelyn Irene Smith, Being the Devisees under the Last Will and Testament of Charles E. Berry, of record in Instrument No. 20090317-0023836, in the Register's Office of Davidson County, Tennessee, dated March 06, 2009 and recorded on March 17, 2009.

Being the same property conveyed to Charles E. Berry, by Warranty Deed from Norma Jean Jackson and husband, Tommy L. Smith, of record in Book 9929, Page 703, in the Register's Office of Davidson County, Tennessee, dated January 18, 1996 and recorded on January 29, 19996.

Said that Charles E. Berry and Dorothy Canada Patton (who is one and the same person as Dorothy Berry) have died. The last Will and Testament of Charles E. Berry filed with the Davidson County Probate Clerk's Office as Docket No. 08P13.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1800 28th Avenue, Nashville, TN 37208

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 our hands this 4 day of AUGUST, 2021

Evelyn Smith by Sandra G. Horton Atty in fact

Evelyn Irene Smith by Sandra G. Horton

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sandra G. Horton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Evelyn Irene Smith as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Evelyn Irene Smith for the purposes therein contained.

Witness my hand and official seal, this the 4 day of August, 2021.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-17-2023

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