Karen Johnson Davidson County
Batch# 694307 DEEDWARR
08/11/2021 09:12:30 AM 5 pgs
Fees: $28.00 Taxes: $2,405.00
20210811-0108120

PREPARED BY
Tyler C. Webber
Client Liaison Team Lead
Boston National Title Agency, LLC
129 W Trade Street, 9th Floor
Charlotte, NC 28202

Commitment Number: TN21104424

After Recording, Send To:
Teresa Petock
Boston National Title Agency, LLC
400 Rouser Road Bldg 2, Suite 101
Coraopolis, PA 15108

New Property Owner/Mail Tax Statements To:
William John Pickup, 713 Omandale Drive, Nashville, TN 37204

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
132 09 0 126.00

GENERAL WARRANTY DEED

Nancy Lee Roberts, unmarried, hereinafter grantor, whose tax-mailing address is **923 Battery Ln, Nashville, TN 37220**, for Six Hundred Fifty Thousand Dollars and Zero Cents ($650,000.00) in consideration paid, grants, with general warranty covenants to **William John Pickup**, a single person, hereinafter grantees, whose tax mailing address is **713 Omandale Drive, Nashville, TN 37204**, the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the easterly 112.5 feet of the northerly 390 feet of Lot No. 7 on the plan of Oak Hill Subdivision, No. 1 of record in Book 547, Page 49, said Register's Office, and Being Lot "D" on the survey of parts of Lots No. 5, 6, and 7 dated February 2, 1953, by James A. Hamilton Jr., and also being a portion of a tract referred to as the "Ladd" Tract, on the plan of Waterswood Acres, of record in Book 3300, Page 92, said Register's Office.

Said Lot fronts 112.5 feet on the southerly margin of Battery Lane and extends back 390 feet on the westerly line and 390 feet on the easterly line to a line in the rear measuring 112.5 feet thereon.

Property Address: 923 Battery Ln, Nashville, TN 37220
Tax ID: 132 09 0 126.00

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Book/Page: 7571/182 in the Register's Office of Davidson County, Tennessee.

Prior instrument reference: Book/Page: 7571/182

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 30 on this day July, 2021:

Nancy Lee Roberts

Nancy Lee Roberts

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 30 July, 2021 by **Nancy Lee Roberts** who is personally known to me or has produced TN DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Laura Machado

Notary Public



Maximum principal indebtedness for Tennessee recording tax purposes is **$650,000.00**
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is *_____, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

NANCY LEE ROPBERTS ***$650,000.00**

Subscribed and sworn to before me

This 20 day of July, 2021.

Nancy L. Roberts
Affiant

NANCY L. ROBERTS
Print Name

(Seal)

Laura Machado
Notary Public

My commission expires:
07-09-2022

Laura Machado
Print Name

LAURA MACHADO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

True Copy Certification

I, AARON AVERY, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law. **DATED 07/30/2021**

Signature
AARON AVERY

State of PENNSYLVANIA

County of ALLEGHENY

***PAMULEA L WOOD**

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

**** AARON AVERY**

Notary's Signature
PAMUELA L WOOD

My Commission Expires: **02/07/2025**

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462