Karen Johnson Davidson County
Batch# 695551 DEEDWARRSP
08/11/2021 01:25:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210811-0108478

Commitment Number: TN21105037

After Recording, Send To:

BOSTON NATIONAL TITLE
400 ROUSER ROAD
CORAOPOLIS, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number: TN21105037.

New Property Owner/Mail Tax Statements To:
Adam Presson Bates, AN UNMARRIED MAN, 1224 N 2ND STREET NASHVILLE, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
071-15-0-322-00

SPECIAL WARRANTY DEED

Adam P. Bates, A/K/A Adam Presson Bates, an unmarried man, who erroneously acquired title as a married man, hereinafter grantor, whose tax-mailing address is **1224 N 2ND STREET NASHVILLE, TN 37207**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Adam Presson Bates, AN UNMARRIED MAN**, hereinafter grantee, whose tax mailing address is **1224 N 2ND STREET NASHVILLE, TN 37207**, the following real property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 126 ON THE PLAN OF C. F. SHARPE AND W. L. HORNS 2ND SUBDIVISION OF LINDSLEY PROPERTY N. E. NASHVILLE OF RECORD IN PLAT BOOK 161, PAGE 53, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. Tax ID: 071-15-0-322-00 NOTE: The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured. Being that parcel of land conveyed to Adam P. Bates, married from Gregory K. Gurney by that deed dated 6/24/2019 and recorded

6/25/2019 as Instrument No. 20190625-0061646 of the Davidson County, TN public registry. Property Address is: 1224 N 2ND STREET NASHVILLE, TN 37207

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20190625-0061646 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 071-15-0-322-00

The real property described above is conveyed subject to 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 grantee forever.

Executed by the undersigned on July 30TH, 2021:

Adam P. Bates, AKA Adam Presson Bates

Adam P. Bates, A/K/A Adam Presson Bates

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 7.30, 2021 by **Adam P. Bates, A/K/A Adam Presson Bates** who is personally known to me or has produced 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.

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Sheila D Ewing-Agnew
Notary Public

My Commission Expires
3.25.2025

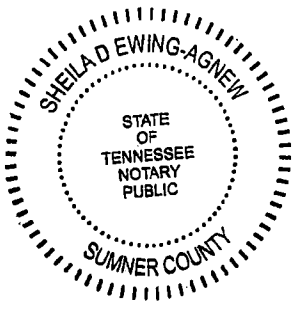
Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
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 $0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 30 day of July, 2021.



(Seal)

Affiant

ADAM P BATES
Print Name

Notary Public

My commission expires:
3.25.2025

Sheila D Ewing-Agnew
Print Name

True Copy Certification
State of Tennessee

I, AARON AVERY, 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 **JULY 30, 2021**

Affiant Signature

AUGUST 8, 2021

Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this **8** day of **AUGUST**, 20**21**.

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

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