Karen Johnson Davidson County
Batch# 706192 DEEDWARR
08/27/2021 11:44:39 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20210827-0116018

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 210736518** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $370,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 20th day of August, 2021.<br><br>Notary Public<br>My Commission Expires: 7/9/24 |

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

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Michelle Tavares-Foster<br>895 Connelly Drive<br>Nashville TN 37217 | New Owner | Tax Parcel ID No.<br>107 13 0 014.00 |

**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, **Jonathan Deaver, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michelle Tavares-Foster, a married woman,** ("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(s) 352, as shown on the map entitled A Resubdivision of Part of T. F. Connolly Lands (unrecorded), Miro Meadows Second Addition, of record in Plat Book 1424, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jonathan Deaver, unmarried, by Warranty Deed from Matthew C. Cushing, unmarried, of record in Instrument No. 20170711-0069465, in the Register's Office for Davidson County, Tennessee, dated July 07, 2017 and recorded on July 11, 2017.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Resubdivision of Part of T. F. Connolly Lands (unrecorded), Miro Meadows Second Addition, as recorded in Plat Book 1424, Page(s) 112.

This is improved property located at 895 Connelly Drive Nashville TN 37217

**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,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-2SIR-21-895

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 20th day of August, 2021.

Jonathan Deaver

STATE OF NC )
COUNTY OF Gaston )

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

Witness my hand, at office, this 19th day of August, 2021.

Notary Public
My Commission Expires: 09-12-2023

LINDA STRANGE
NOTARY
MY
COMMISSION EXPIRES
09-12-2023
PUBLIC
GASTON COUNTY, NC