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THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210736368

Karen Johnson Davidson County
Batch# 710257 **DEEDWARR**
09/03/2021 03:37:07 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20210903-0119141

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $625,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of August, 2021.

Lydia H Weaver

Notary Public
My Commission Expires: 7/9/22

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Margaret S. Bond	~~New Owner~~ Renasant Bank	Tax Parcel ID No.
5201 Nevada Avenue	2001 Park Place N #150	091-15-0-139.00
Nashville TN 37209	Birmingham, AL 35203	

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, **Shelley Duryee, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margaret S. Bond, an unmarried person**, ("Grantee"), her 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 the easterly 90 feet of the northerly part of Block No. 15, as shown on the map entitled Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the southwest corner of Nevada, formerly Third Avenue and 52nd Avenue North, formerly 11th Street; thence with the southerly margin of said Nevada Avenue, westerly 90 feet; thence southwardly 150 feet to the northerly margin of an alley; thence with the northerly margin of said alley, eastwardly 90 feet to the westerly margin of 52nd Avenue North; thence with said Avenue northwardly 150 feet to the beginning.

Being the same property conveyed to SHELLEY DURYEE, UNMARRIED, by deed from JUNE W. MONTGOMERY, UNMARRIED, of record as Instrument No. 20140807-0071345, dated August 4, 2014, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 091-15-0-139.00.

Matters shown on the Plan of record in Book 421, page 18, said Register's Office.
Restrictive Covenant for Detatched Structure of record as Instrument No. 20170518-0049311, said Register's Office.

This is improved property located at 5201 Nevada Avenue Nashville TN 37209

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, 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 30th day of August, 2021.

Shelley Duryee by Jane McCracken, her attorney in fact

Shelley Duryee by Jane McCracken, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jane McCracken, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Shelley Duryee and that she is authorized by Shelley Duryee to execute this instrument on her behalf.

Witness my hand, at office, this 30th day of August, 2021.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022