Karen Johnson Davidson County
Batch# 712228 DEEDWARR
09/09/2021 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20210909-0120768

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210836769**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $715,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this 3rd day of September, 2021. Notary Public My Commission Expires: 5-5-2025

WARRANTY DEED

Address New Owner: Annette E. Buelow and Charlotte M. Albright 4309 Utah Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-04-0-183.00

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, **Emily H. McDevitt and Jonathan A. McDevitt, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Annette E. Buelow, unmarried, and Charlotte M. Albright, unmarried, tenants in common with right of survivorship,** ("Grantees"), their 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) 3 , as shown on the map entitled Map of a Part of Sylvan Park, of record in Plat Book 332, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PAUL PLISSEY AND SPOUSE EMILY J. HIGGINS, by deed from PATRICIA A. BRANAN WENDELL, PREVIOUSLY KNOWN AS PATRICIA A. BRANAN, of record in Book 10363, page 49 , dated February 26, 1997 , said Register's Office.

Pursuant to terms of Divorce Decree, PAUL PLISSEY conveyed his interest to EMILY J. HIGGINS, by quitclaim deed of record in Book 11652, page 15, dated April 27, 1999, said Register's Office.

EMILY H. MCDEVITT, FORMERLY KNOWN AS EMILY J. HIGGINS conveyed her interest to EMILY H. MCDEVITT AND HUSBAND, JONATHAN A. MCDEVITT, by quitclaim deed of record in Instrument No. 20041006-0120817, dated September 28, 2004, 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. 103-04-0-183.00.

Matters shown on the Plan of record in Plat Book 332, page 104, said Register's Office.

This is improved property located at 4309 Utah 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 3rd day of September, 2021.

Emily H. McDevitt

Jonathan A. McDevitt

STATE OF Maine)

COUNTY OF Knox)

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

Witness my hand, at office, this 3rd day of September, 2021.

Notary Public

JEAN M. LEVENSALER
NOTARY PUBLIC
MAINE
My Commission Expires August 22, 2026

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/07/2021 (date of document).

Affiant Signature

09/07/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 7th day of September, 2021.

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES MAY 5, 2025
NOTARY'S SEAL

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