THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210836980** Karen Johnson Davidson County Batch# 720063 **DEEDWARR** 09/20/2021 11:07:31 AM 2 pgs Fees: $13.00 Taxes: $2,035.00 20210920-0125955	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Affiant Subscribed and sworn to before me, this 16th day of September, 2021. Notary Public My Commission Expires:

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brooke Jennifer Redeyoff 2909 Davis Street Nashville TN 37216	New Owner	Tax Parcel ID No. 072 10 0 022.00

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 Johanna Wilson and Robert Wilson, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brooke Jennifer Redeyoff, a single 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 No. 58 on the Plan of Bransford Realty Company's Subdivision of Maxey Ave and Gallatin Road Property, as of record in Book 332, Page 44, Register's Office for Davidson County, Tennessee. Said Lot No. 58 fronts 50 feet on the Westerly side of Davis Avenue and extends back 206 feet 9 inches on the Northerly side and 213 feet 6 inches o the Southerly line, to an alley measuring 51 feet thereon.

Being the same property conveyed to Emily Johanna Wilson and Robert Wilson, wife and husband, by Special Warranty Deed from Emily Johanna Wilson who acquired title as Emily Martin, married, of record in Instrument No. 20200730-0084321, in the Register's Office of Davidson County, Tennessee, dated March 16, 2020 and recorded on July 30, 2020.

Being the same property conveyed to Emily Martin, an unmarried woman, by Warranty Deed from King Investment Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20150714-0068267, in the Register's Office of Davidson County, Tennessee, dated July 13, 2015 and recorded on July 14, 2015.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bransford Realty Company's Subdivision of Maxey Ave and Gallatin Road Property, as recorded in Plat Book 332, Page(s) 44.

This is improved property located at 2909 Davis Street Nashville TN 37216

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 16th day of September, 2021.

Emily Johanna Wilson

Robert Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily Johanna Wilson and Robert Wilson, 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 16th day of September, 2021.

Notary Public

My Commission Expires: _____

