Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 722846 DEEDWARR
09/23/2021 11:35:09 AM 3 pgs
Fees: $18.00 Taxes: $2,016.13

20210923-0128006

22870
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Michael Logan
109 Spring Valley Road
Nashville, TN 37214

Send Tax Bills to:

NEW OWNER

Map/Parcel: 095 04 0 210.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Charles Klum Davis, III, Catherine Louise Davis Myers and David Scott Davis**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all our interest unto **Michael Logan, unmarried and Melissa Patten Lamb, unmarried**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being a part of Lot No. 24 on the map of Bluefields, of record in Book 843, page 16, said Register's Office.

Beginning at a stake in the northwest corner of a brick pier at the corner of said lots 24 and 35; thence with the line between said lots, South 53 deg. East 184.8 feet to an iron pin, being Hooper's southwest corner; thence with Hooper's west line, North 25 deg. East 100 feet to an iron pin; thence North 53 deg. West 165.8 feet to an iron pin in the east margin of Spring Valley Road; thence with the margin of the same, South 30 deg. West 100 feet to the point of beginning.

BEING the same property conveyed to Charles Krum Davis, III, Catherine Louise Davis Myers and David Scott Davis by Executor Quitclaim Deed from Charles K. Davis, III, Executor of the Estate of Charles Krum Davis, Jr., of record in Instrument No. 20210506-0060776 in the Register's Office of Davidson County, Tennessee, dated May 4, 2021 and recorded on May 6, 2021.

This conveyance is subject to: Taxes for 2021 and subsequent years and any and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 109 Spring Valley Road, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) as on the date shown on the Notary forms.

Charles Krum Davis, III

Catherine Louise Davis Myers
By: Charles K. Davis, III, Attorney in Fact

David Scott Davis
by: Charles K. Davis, III, Attorney in fact

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Krum Davis, III, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of September, 2021.

My Commission Expires: Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 6-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned a Notary Public in and for said County and State, Charles K. Davis, III, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of Catherine Louise Davis Myers and David Scott Davis, and acknowledged that he executed the same as the free act and deed of the said Catherine Louise Davis Myers and David Scott Davis, and for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said Catherine Louise Davis Myers and David Scott Davis.

Witness my hand and official seal this 20th day of September, 2021.

My Commission Expires: Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 6-8-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer is $544,900.00

Affiant

Sworn to and subscribed before me, this 20 day of September, 2021.

Notary Public

OLLIE MAI PARDLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 6-8-2022