Karen Johnson Davidson County
Batch# 736441 DEEDWARR
10/14/2021 01:17:13 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20211014-0138305

WARRANTY DEED

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF October, 20___.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Frances Smith-House	SEND TAX BILLS TO: CapStar Bank	MAP-PARCEL NUMBERS
(NAME) 1407 Ocoee Trl	(NAME) 2002 Richard Jones Rd., Ste. 300A	053-14-140.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **L'lrevia Christina Birdsong, single** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Frances Smith-House, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 191 on the Map of Nawakwa Hills, Powwow Addition, Section No. 6, not of record, and described as follows:

Beginning at a point in the easterly margin of Ocoee Trail at the corner of Lot Nos. 190 and 191; thence, with the line between said lots, easterly 150 feet to a point; thence northerly 50 feet to a point; thence, westerly 150 feet to the easterly margin of Ocoee Trail; thence with the margin of the same, southerly 50 feet to the Point of beginning.

Being the same property conveyed to L'LREVIA C. BREEDLOVE, MARRIED, by deed from MICHAEL A. BRADY, MARRIED, of record in Instrument No. 20060628-0077404, dated June 23,2006, said Register's Office. L'LREVIA C. BREEDLOVE NOW KNOWN AS L'LREVIA CHRISTINA BIRDSONG pursuant to the Final Judgment of Divorce in The Fourth Circuit Court for Davidson County, Tennessee at Nashville, Case No. 19D-1049, or record in Instrument No. 20191226-0133278, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1407 Ocoee Trl Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 the 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 land 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 hand this 14th day of October, 2021.

L'Irevia Christina Birdsong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **L'Irevia Christina Birdsong**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of October, 2021.

Notary Public

My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY