Karen Johnson Davidson County
Batch# 737961 DEEDWARR
10/15/2021 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20211015-0139191

WARRANTY DEED

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8TH DAY OF October, 20 21

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Candice Lane	Candice Lane	
(NAME) 3509 Elkins Ave.	(NAME) 3509 Elkins Ave.	09213034000
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(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, **Bessie M. Burton, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Candice Lane,** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR 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 the westerly 50 feet of Lot Nos. 109, 110 and 111 on the Map of Hortense Place as of record in Book 161, Page 167, Register's Office for Davidson County, Tennessee.

Said part of said lots front 50 feet on the southerly side of Elkins Avenue and runs back between parallel lines along the east margin of 35th Avenue North 150 feet to a dead line.

Being the same property conveyed Bessie M. Burton, unmarried, by virtue of that certain Quit Claim Deed dated December 30, 2008, and being of record at Instrument No. 20081231-0123860 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Bessie M. Burton and Joan Jenkins by virtue of Quit Claim Deed dated January 20, 2006 at Instrument No. 20060130-0011526 in the said Register's Office.

Being the same property previously conveyed to Bessie M. Washington by virtue of Final Divorce Decree Deed dated June 13, 1980 at Instrument No. Book 7143, Page 781 in the said Register's Office.

Being the same property previously conveyed to Booker T. Washington and wife, Bessie Washington by virtue of Deed dated June 27, 1969 at Book 4346, Page 711 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including the Federal Tax Lien recorded at Instrument No. 20110701-0050742 in the Register's Office for Davidson County, Tennessee and the Federal Tax Lien recorded at Instrument No. 20191104-0113608 in said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 3509 Elkins Ave Nashville, TN 37209
(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

Witness my hand this 8th day of October, 2021.

Bessie M. Burton

Bessie M. Burton

STATE OF Tennessee
COUNTY OF Davidson

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

WITNESS my hand and official seal at office this 8th day of October, 2021.

Notary Public

My Commission Expires: 9/16/23

ANAMARIA WILLINGHAM
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/16/23
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Cami Allen, 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 10-8-21.

Affiant Signature

10-8-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8th day of October, 2021.

Notary's Signature

(Notary Seal)

ANAMARIA WILLINGHAM NOTARY PUBLIC TENNESSEE NOTARY PUBLIC My Comm Exp. 09/16/23 COUNTY OF WILLIAMSON

My Commission Expires: 9/16/23