Karen Johnson Davidson County
Batch# 739358 DEEDWARR
10/19/2021 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20211019-0140192

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

File Number: 21090880

Subscribed and sworn to before me, this 13th day of October, 2021.

Notary Public
My Commission Expires: 9/9/22

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
FairofferCashNow, Inc	Justin Cutler	134-13-038.00
278 Garry Dr	1204 15th Ave S	
Nashville, TN 37211	Nashville, TN 37212	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Martha Sue Bane, an unmarried person**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **FairOfferCashNow, Inc**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No 104 on the Plan of Kenilworth Estates, Section 1, as of record in Book 2900, pages 105 and 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Martha Sue Bane, an unmarried person, by Warranty Deed from Metropolitan Nashville Airport Authority, dated February 13, 1992, of record in Book 8553, Page 465, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_improved ___unimproved property known as 278 Garry Dr, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 13th day of October, 2021.

Martha Sue Bane

Martha Sue Bane

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Martha Sue Bane with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 13th day of October, 2021.

MARK S. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: 11-20-2022

Tennessee Certification of Electronic Document

I, Katelyn Taylor, 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 10/14/21 (date of document).

Affiant Signature

10/15/21
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 15 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9/19/22

NOTARY'S SEAL

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY