Karen Johnson Davidson County
Batch# 744452 DEEDWARR
10/26/2021 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $133.20
20211026-0143960

PLEASE DO NOT PUBLISH

WARRANTY DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0930

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gibbons Droll	New Owner	Map: 082-13-0 038.00
(NAME) PO Box 1280	(NAME)	
(ADDRESS) Kitty Hawk, NC 27949	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THIRTY-SIX THOUSAND AND NO/100 DOLLARS ($36,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JACQUELINE L. SHIVERS, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GIBBONS DROLL, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, 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 part of Lot No. 183 on the Plan of McNairy's Mansion House Tract, as of record on front fly leaf of Book 9, Register's Office for said County, described as follows: Beginning at a point on the westerly margin of 9th Avenue North, formerly McLemore Street, 31 1/2 feet northerly from the present northwest corner of 9th Avenue North and Jackson Street; thence with the westerly margin of said 9th Avenue North, north 31 feet to the southeast corner of a part of Lot No. 183 conveyed to Lizzie McKay by deed from John T. Lindsley and wife, of record in Book 281, page 432, said Register's Office; thence with the southern boundary line of said McKay's property, westwardly 63 feet to the northeast corner of a part of Lot No. 183, to Mrs. Margaret Glick by deed from Mrs. Sallie Knight, of record in Book 876, page 669, said Register's Office; thence with the eastern boundary line of said Knight's property, southwardly 31 feet to the northwest corner of a part of Lot No. 183 conveyed to E.A. Maryland and wife, Antoniette Maryland, by deed from Annie Mayfield, of record in Book 545, page 175, said Register's office; thence with the northern boundary line of said Maryland's property, eastwardly 63 1/2 feet to beginning. Being the same property conveyed to Virginia D. Dingman by quitclaim deed from Janice Saure, a/k/a Janice C. Etheridge of record in Book 8.95, page 300, R.O.D.C., TN. Being the same property conveyed to Grantee by Will of Virginia Dare Dingman of record in Will Book 194, page 793, Probate Court, Davidson County, TN.and as further described in Book 9733, page 729 of the R.O.D.C.

Being the same property conveyed to Jacqueline L. Shivers, by deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20061215-0154721, dated October 31, 2006, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and paid by the Grantors.

unimproved ☒
This is improved ☐ property, known as 1013 9th Avenue North, Nashville, TN 37208
(House No.) (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 our hands this ~~25th~~ 22nd day of October, 2021.

Jacqueline L. Shivers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacqueline L. Shivers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 22nd day of October, 2021

Notary Public

My Commission Expires:

1/3/23

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Aubrey Seavers, 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 October 25, 2021.

(AFFIANT) – Aubrey Seavers

10/25/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 25th day of October, 2021.

My commission expires: 1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY