Warranty Deed

Karen Johnson Davidson County
Batch# 746521 DEEDWARR
10/29/2021 10:41:53 AM 2 pgs
Fees: $13.00 Taxes: $4,477.00

20211029-0145480

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,210,000.00. Affiant Subscribed and sworn to before me, this the 28th day of October, 2021. Notary Public My commission expires: 1-3-25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mary Margaret Burrows Revocable Living Trust dated September 20, 2021	New Owner(s)	104 09 0 080.00
3621 Central Avenue		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES SHREEVE AND JESSICA SHREEVE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY MARGARET BURROWS, TRUSTEE OF THE MARY MARGARET BURROWS REVOCABLE LIVING TRUST DATED SEPTEMBER 20, 2021**, HEREINAFTER CALLED THE GRANTEE(S), 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 East 14.1 feet of Lot No. 146 and the West 43 feet of Lot No. 144, Richland Realty CO'S, Second Subdivision, Division "B" of record in Book 332, Page 92, Register's Office for said County.

Said parts of said lots front 57.1 on the South side of Central Avenue, and run back between the parallel lines, 192.5 feet to an alley.

Being the same property conveyed to James Shreeve and Jessica Shreeve, husband and wife, by Warranty Deed from Marshall R. Gaskins and wife, Carlene Hunt Gaskins, of record in Instrument No. 20200630-0070547, in the Register's Office of Davidson County, Tennessee, dated June 29, 2020 and recorded on June 30, 2020.

Being the same property conveyed to Marshall R. Gaskins and wife, Carlene Hunt Gaskins, a fifty percent (50%) undivided interest for each, as a tenants in common, by Quitclaim Deed from Marshall R. Gaskins and wife, Carlene Hunt Gaskins, tenancy by the entirety, of record in Instrument No. 20150911-0092576, in the Register's Office of Davidson County, Tennessee, dated September 01, 2015 and recorded on September 11, 2015.

Being the same property conveyed to Marshall R. Gaskins et ux, Carlene Hunt Gaskins, by Warranty Deed from Robert E. Mabry, Unmarried, of record in Book 6254, Page 319, in the Register's Office of Davidson County, Tennessee, dated March 19, 1984 and recorded on March 22, 1984.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3621 Central Avenue, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of October, 2021.

James Shreeve

Jessica Shreeve

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 28th day of October, 2021.

Notary Public

My Commission Expires: _____

ANGIE LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022