B0936

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 747447 DEEDWARR
11/01/2021 03:29:46 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00



20211101-0146190

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No.
Charles Gay Jennifer Brett 177 Jefferson Square Nashville, TN 37215	Same	131-05-0A-177.00 CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary Birthright, a single person,** has this day bargained and sold, and does hereby transfer and convey unto the said **Charles Taylor Gay and Jennifer Brett, husband and wife,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Dickson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. R-177 on the Plan of Section One, Jefferson Square Townhomes, Condominium Apartments, of record in Book 4675, page 12, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Jefferson Square (Section One), a horizontal property regime established by Master Deed of record in Book 4731, page 332, as amended in Book 5826, page 693, and in Book 8550, page 3, said Register's Office.

Being the same property conveyed to SANDRA JONES, by deed from PEARL M. WILLIAMS, UNMARRIED, of record as Instrument No. 20110211-0012169, dated February 11, 2011, said Register's Office.

SANDRA JONES conveyed said property to SANDRA JONES AND MARY BIRTHRIGHT, BOTH UNMARRIED, AS TENANTS IN COMMON AND WITH RIGHT OF SURVIVORSHIP, by Quitclaim Deed of record as Instrument No. 20160418-0037035, dated April 16, 2016, said Register's Office.

SANDRA JONES AND MARY BIRTHRIGHT, BOTH UNMARRIED, further conveyed said property to SANDRA JONES AND MARY BIRTHRIGHT, BOTH UNMARRIED, AND DONYA S. KING, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, by

Quitclaim Deed of record as Instrument No. 20210413-0049353, dated April 12, 2021, said Register's Office.

SANDRA JONES died on or about June 7, 2021, leaving MARY BIRTHRIGHT AND DONYA S. KING, AS THE SURVIVING TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP.

DONYA S. KING conveyed her interest in said property to MARY BIRTHRIGHT, by Quitclaim Deed of record as Instrument No. 20211021-0141530, dated October 21, 2021, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater for this transfer is **$550,000.00**.
Subscribed and sworn to before me
this 29 day of October, 2021.
My Commission Expires: 5/5/2025

Affiant

Notary Public

JUNE E. ROWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 5, 2025

This is improved property located at 177 Jefferson Square, Nashville, Davidson County, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 29th day of October, 2021.

Mary Birthright

MARY BIRTHRIGHT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **Mary Birthright,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 29 day of October, 2021.

NOTARY PUBLIC

My Commission Expires: 1/25/22

