THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-31143

Karen Johnson Davidson County
Batch# 750659 DEEDWARR
11/08/2021 10:55:27 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20211108-0148792

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 650,000.00

Vernon Andrew Trammell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF NOV., 2021.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Dalman and Ruth Berends Dalman	Jonathan Dalman and Ruth Berends Dalman	
5107 Indiana Avenue	5107 A Indiana Avenue	09111021100
Nashville, TN 37209	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, WE, **Vernon Andrew Trammell and wife, Sarah Trammell,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Dalman and Ruth Berends Dalman, husband and wife,**

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, TN, being the westerly 15 feet of Lot No. 1014, and all of No. 1016, and the easterly 10 feet of Lot No. 1018 of Block No. 159 in the Plan No. 1 West Nashville, as of record in Book 57, pages 74-75, Register's Office for Davidson County, Tennessee.

Said Lot No. 1016 and parts of Lots Nos. 1014 and 1018 together front 50 feet on the Southerly side of Indiana Avenue and run back between parallel lines 150 feet to an alley. The above legal description is identical to the one in the previous deed of record.

Excluded from the above description is the following: Land in Davidson County, Tennessee, being the westerly 10 feet of an alley No. 1223 which was abandoned by Metropolitan County Council, Bill No. 089-785, dated June 9, 1989, and as conveyed by Deed of record in Book 10128, Page 590, Register's Office for said County.

Being the same property conveyed to Vernon Andrew Trammell and wife Sarah Trammell by Quit deed from Vernon Andrew Trammell of record in Instrument No. 20161201-0126208 Register's Office for Davidson County, Tennessee, dated November 28, 2016 and recorded on December 1, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **5107 Indiana Avenue, Nashville, TN 37209.**

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 the 5 day of November, 2021.

Vernon Andrew Trammell

Sarah Trammell

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 **Vernon Andrew Trammell and Sarah Trammell,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 5 day of November, 2021.

My Commission expires: 6-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE