Karen Johnson Davidson County
Batch# 754987 DEEDWARR
11/15/2021 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20211115-0151647

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Martin J. Colgan and Susan J. Colgan
606 26th Avenue North
Nashville, TN 37209
SEND TAX BILLS TO:
New Owners

WARRANTY DEED

(Map 092-10-0; Parcel 288.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **SHANTA A. HARRIS**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **MARTIN J. COLGAN AND SUSAN J. COLGAN, HUSBAND AND WIFE,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND located in Davidson County, State of Tennessee, being all of Lot No. 5 of Block "A" of M.B. & M.S. Pilcher's Re-Subdivision, a plan of record in Plat Book 57, Page 91, of the Register's Office of Davidson County, Tennessee. Said lot No. 5 fronts 40 feet on the westerly side of Euclid Avenue and extends back between parallel lines, with the southerly margin of an alley, 170 feet to an alley in the rear.

BEING the same property conveyed to Isaiah Tansil and wife, Mattie Lou Tansil, by Warranty Deed dated June 25, 1949, from Ernie B. Waynick and wife, Eunice B. Waynick, recorded June 28, 1949, in Book 1727, Page 627, in the Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated September 5, 2021, Patricia Moss, being the same person as Patricia Moss Okonkwo, conveyed all of her right, title, and interest in the subject property to Shanta A. Harris, being recorded September 14, 2021, in Instrument No. 20210914-0123499, in the Register's Office of Davidson County, Tennessee. The said Mattie Lou Tansil having died on or about March 27, 2000 and Isaiah Tansil having died on or about June 17, 2003, by his duly probated Last Will and Testament dated February 29, 1996, and recorded in Instrument No. 20080909-0092116, in the Probate Division of the Davidson County Clerk's Office, Davidson County, Tennessee, he devised the subject property to Patricia Moss. See also, Court Order of the Probate Court for Davidson County at Nashville, Tennessee, dated September 9, 2008, establishing muniment of title to solely vest the subject property in Patricia Moss, of record in Docket No. 06P-1686, in the Register's Office of Rutherford County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer,

drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 606 26th Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenant with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2021 real property taxes which will be prorated at closing and paid by the Grantor.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 8th day of November, 2021.

Shanta A. Harris

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 Shanta A. Harris, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of November, 2021.

Notary Public

My Commission Expires: April 19, 2025

(SEAL)

J. KASEY TALBOTT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY, TENN

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $185,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 8th day of November, 2021.

Notary Public

My commission Expires: April 19, 2025

J. KASEY TALBOTT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY, TENN

File No. GTS1-2021-770

True Copy Certification

I, Jenah Gunter, 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 8th day of November, 2021.

Affiant Signature

11.8.2021

Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 8th day of November, 2021.

Notary's Signature

My Commission Expires: April 19, 2025

Notary' Seal (if on paper)

