Karen Johnson Davidson County
Batch# 758533 DEEDWARR
11/19/2021 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20211119-0154292

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ-21-6972

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson
JC

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

JAKE B. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-18-2022

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of October, 2021

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kaleb Douglas 1633 25th Avenue North Nashville, TN 37208	Primary Residential Mortgage, Inc. 1480 2200 West Salt Lake City, UT 84116	081 10 0 303.00

WARRANTY DEED

FOR AND IN 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. I/WE,

Etana Bates, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kaleb Douglas, a single man

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 Lot No. 21 on the Plan of Subdivision of Georgia Industrial Realty Co's North Nashville Property of record in Plat Book 421, Page 188, in the Register's Office for Davidson County, Tennessee, described according to a survey made by W.W. Turner Company, Engineers, May 20, 1952, as follows:

Beginning on the Westerly margin of the 25th Avenue North, if extended at a point 100 feet South of the Southerly margin of Osage Street; thence with the Westerly margin of said 25th Avenue North, South 9 degrees 25 minutes East 50 feet to an iron pin; thence North 78 degrees 57 minutes West 115 feet to an iron pin; thence North 3 degrees 30 minutes West 50 feet to an iron pin; thence North 78 degrees 57 minutes East 110 feet to

the beginning.

Being the same property conveyed to Etana Bates, a single woman, by Warranty Deed from Jorge A. Santana, of record in Instrument No. 20200228-0022658, in the Register's Office of Davidson County, Tennessee. dated February 27, 2020 and recorded on February 28, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 1633 25th Avenue North, Nashville, TN 37208

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 so 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.

Dated this the 28th day of October, 2021.

Etana Bates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Etana Bates** 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 Mt. Juliet, Tennessee this 28th day of October, 2021.

Notary Public
My Commission Expires:

JAKE B. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-18-2022

Certificate of Authenticity

I, **Joshua A. Terry**, 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 10-28-21.

Affiant Signature

11-9-21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11-9-21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON