This instrument was prepared by:
FOREMAN WATSON LAND TITLE
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-21-0312

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $576,000.00

Karen Johnson Davidson County
Batch# 759048 DEEDWARR
11/22/2021 11:52:20 AM 2 pgs
Fees: $13.00 Taxes: $2,131.20
20211122-0154726

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this 15 day of November, 2021.

Affiant

M. Catherine Clearwaters
Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Dennas W. Davis 914 W. Eastland Ave. Nashville, TN 37206	New Owner	082-08-0-127.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Rebecca S. Dean, an unmarried woman,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dennas W. Davis and Ruth A. Davis, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of J.R. Love's Subdivision of the Massengale Tract, of record in Book 547, page 4, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rebecca S. Dean, unmarried by Warranty deed from Adam Ceteras, unmarried of record in Instrument No. 20091102-0100785 Register's Office for Davidson County, Tennessee, dated October 30, 2009 and recorded on November 2, 2009.

This is improved property known as **914 West Eastland Ave., Nashville, TN 37206.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by __X__Grantor ____ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 12 day of November, 2021.

Rebecca S Dean
Rebecca S. Dean

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Rebecca S. Dean, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of November, 2021.

Notary Public
My Commission Expires:

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023