WARRANTY DEED

Karen Johnson Davidson County
Batch# 764435 **DEEDWARR**
12/01/2021 12:36:43 PM 2 pgs
Fees: $13.00 Taxes: $425.50

20211201-0158823

LR-PS-21-1907

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Fineman	**New Owner**	
(NAME)	(NAME)	**092-07-0-164.00**
1728 14th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENCHESKO COFFEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES FINEMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A.

Land in Davidson County, Tennessee and being the westerly 20 feet of the easterly one-half of Lot No. 9 on the Map of W.C. Bush's Subdivision of Lot No. 16, Harding Lytle Tract as of record in Book 57, Page 20, Register's Office for said County.

Said part of Lot No. 9 fronts 20 feet on the southerly side of Herman Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Benchesko Coffey, married by Warranty deed from Ben Edd Biddix Jr, married of record in Instrument No. 20150928-0098529 Register's Office for Davidson County, Tennessee, dated September 18, 2015 and recorded on September 28, 2015. (Value or consideration as shown in aforementioned deed $7,000.00.)

This conveyance is subject to:
- Taxes for the year 2021
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 20, Register's Office for Davidson County, Tennessee.
- A temporary easement for construction purposes granted to the Metropolitan Government of Nashville and Davidson County, TN, of record in Book 10196, Page 632, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1907 B Herman Street, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 30 DAY OF NOVEMBER, 2021.

Benchesko Coffey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of November, 2021.

Notary Public
My Commission Expires:
(SEAL)

JUSTIN KYLE HALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/07/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212