Karen Johnson Davidson County
Batch# 788013 DEEDWARR
01/12/2022 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $518.00
20220112-0004005

Prepared by:

Lincoln Title and Escrow, LLC
131 Donelson Pike
Nashville, TN 37214

TYLER CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant:

Subscribed and Sworn before me this 29th day of December, 2021

Notary Public:
My commission expires: 3/7/2022

ADDRESS or NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
William Davis, Drew Davis, Charles Davis and Cheryl Davis 329 Oriel Avenue, Nashville, TN 37210	T2 Financial LLC DBA Revolution Mortgage 480 Olde Worthington Road, Ste. 300 Westerville, OH 43082	119-01-0-351-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Donald W. Comstock and Margaret F. Comstock, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **William Davis, an unmarried man, Drew Davis, an unmarried man, and Charles Davis and Cheryl Davis, husband and wife**, "the Grantee," the following described real estate in Davidson, TN:

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. 39 on the W. G. Thuss Addition, as recorded in Plan Book 332, Page 149, said Register's Office.

Said Lot No. 39 fronts 50 feet on the southerly side of Oriel Street and runs back between parallel lines 150 feet to an alley.

Together with and subordinate to an easement for driveway purposes contained in an instrument of record in Book 5031, Page 246, said Register's Office.

Being the same property conveyed to Donald W. Comstock and wife, Margaret F. Comstock by Warranty Deed from Cason A. Dickinson, dated April 30, 1979, recorded on May 2, 1979, in Book 5429, Page 747, Register's Office for Davidson County, Tennessee.

Being also known as 329 Oriel Avenue, Nashville, TN 37210.

This is [X] improved [ ] unimproved property known as 329 Oriel Avenue, Nashville, TN 37210

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters, referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of December, 2021

Donald W. Comstock

Margaret F. Comstock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of December, 2021, before me personally appeared Donald W. Comstock and Margaret F. Comstock, husband and wife to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witnessed before me this 29th day of December, 2021.

Notary

My Commission Expires: 3/7/2022

TYLER CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

I, Tyler Clark, 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 December 29, 2021.

Tyler Clark

Tyler Clark

12/29/21

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and described before me this 29th **day of** December, **2021.**

TAMMY TANNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-21-2022

Notary Public
My Commission Expires: 10/1/22