Karen Johnson Davidson County
Batch# 791509 DEEDWARR
01/18/2022 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $958.30
20220118-0006532

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
21-2857TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 259,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of December, 2021.

Notary Public

Commission Expiration:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Comm. Expires
8-27-2022

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
John McNabb 444 American Road Nashville, TN 37209	**SAME AS NEW OWNER.**	090-16-0-292.00

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, WE, **Shirley Ethel McNabb, an unmarried woman** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John McNabb, an unmarried 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:

Property known as: 444 American Road, Nashville, TN 37209, County of Davidson

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 96, on the Map of Charlotte Park, Section I, as of record in Book 2663, Pages 2, 3, 4, 5, and 6, Register's Office for said County, described as follows:

Said Lot No. 96 fronts 70.0 feet on the northeasterly side of American Road, and extends back along a broken line on the northwesterly side, 321.7 feet and 274.1 feet on the southeasterly line, to an irregular line in the rear on which it measures 50.0 feet.

Being the same property conveyed to Shirley Ethel McNabb by Quitclaim Deed from Mamie Ethel McNabb, dated 03/17/1992 and recorded 03/17/1992 in Book 8576, Page 404, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 090-16-0-292.00

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.

This is improved property known as: 444 American Road, Nashville, TN 37209

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 do 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.

Witness my hand this 29th day of December, 2021.

Shirley Ethel McNabb

Shirley Ethel McNabb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of December, 2021, before me personally appeared **Shirley Ethel McNabb**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 29th day of December, 2021.

Cheryl M Rodgers

Notary Public

Commission Expiration:

11-20-2023

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

LTE File No.: 21-2857TN

Tennessee Certification of Electronic Document

I, Chasity Petty, 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 12/29/2021 (date of document).

Chasity Petty
Affiant Signature

01/10/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
8-27-2022