THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220239474

Karen Johnson Davidson County
Batch# 809393 **DEEDWARR**
02/22/2022 11:47:23 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20220222-0019869

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $400,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of February, 2022.

Notary Public
My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dean Tozer 2100 Elderton Ct. Brentwood, TN 37027	New Owner	Tax Parcel ID No. 091 11 0 223.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Maureen May, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dean Tozer**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lots 910 and 912 in Block 126 of No. 1 Plan of West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Said Lots join each other and front together 50 feet on the South side of Indiana Avenue and extend Southwardly between parallel lines 150 feet to an alley, and measured 25 feet each on said alley.

Being part of the same property conveyed to Maureen May, married, by Quit Claim Deed from Chris Corriveau, Trustee, of record in Instrument No. 20080514-0049565, in the Register's Office of Davidson County, Tennessee, dated May 12, 2008 and recorded on May 14, 2008.

Being part of the same property conveyed to Chris Corriveau, Trustee, by Quit Claim Deed from William E. Harkey and wife, Maureen May, of record in Instrument No. 20080514-0049565, in the Register's Office of Davidson County, Tennessee, dated May 12, 2008 and recorded on May 14, 2008.

Being the same property conveyed to William E. Harkey and wife, Maureen May, by Warranty Deed from Sarah Joyce Estes, Trustees of the Sarah Joyce Estes Revocable Living Trust Agreement dated June 25, 2001, of record in Instrument No. 20011023-0115599, in the Register's Office of Davidson County, Tennessee, dated October 23, 2001 and recorded on October 23, 2001.

William E. Harkey joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of No. 1 Plan of West Nashville, as recorded in Plat Book 57, Page(s) 74 and 75.

This is improved property located at 5005 Indiana Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of February, 2022.

Maureen May

William E. Harkey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Maureen May and William E. Harkey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of February, 2022.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025
SHIRA KING REY