This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 812860 DEEDWARR
03/01/2022 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20220301-0022960

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $410,000

Affiant Signature

Subscribed and sworn to before me on this the 21st Day of Jan. 2022

Notary Public

My Commission expires 7/7/2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Jarrett Lane
1024 11th Ave. North
Nashville, TN 37208

SEND TAX BILLS TO:
Jarrett Lane
1024 11th Ave. North
Nashville, TN 37208

MAP AND PARCEL NUMBER: Tax ID # 08116061100

WARRANTY DEED

21NT03470

Effective the 21 Day of Jan, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Mary Alice Daily, unmarried, as surviving tenant

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jarrett Lane, sole owner

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Tract 1
Being the Southerly 23 feet of Lot 29, in DR B.W. Halls, addition to Nashville, TN, the plan of which is of record in Book 17 Page 261, Register's Office for Davidson County, TN.

Tract 2
Being the Northerly 2 feet of the South 25 feet of Lot 29, on the plan of B.W. Hall's Addition, as of record in Book 17 Page 261, Register's Office for Davidson County, TN.

Tract 3
Being the North 25 feet of Lot 29 on the plan of B.W. Hall's Addition, of record in Book 17 Page 261, Register's Office for Davidson County, TN.

Being the same property as conveyed to Mary Alice Daily, unmarried and Wayne Jenkins, unmarried, joint tenants with rights of survivorship by Double Quitclaim Deed from W. William Davis, Trustee dated 02/21/2003 recorded 03/12/2003 in Book NA, Page NA, as Document Number 20030312-0033150; as corrected by Scrivener's Affidavit recorded on 12/05/2007 as Document No. 20071205-0140682, Register's Office for Davidson County, Tennessee. Wayne Jenkins died 11/6/2021 leaving Mary Alice Daily as surviving tenant.

Power of Attorney for Mary Alice Daily, by Lizzie M. Leggs attorney in fact, recorded on _____ in Document Number 202203010022959 Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 1024 11th Ave N, Nashville, TN 37208-3112

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 21 day of Jan, 2022

Mary Alice Daily by Lizzie Leggs attorney in fact

Mary Alice Daily aka Mary A. Daily by Lizzie M. Leggs, attorney in fact

1-21-2022

State of Tennessee
County of Davidson

On this 21st day of January, 2022, before me personally appeared Lizzie M. Leggs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary Alice Daily aka Mary A. Daily, and who acknowledged that she executed the same as the free act and deed of Mary Alice Daily aka Mary A. Daily.

Notary Public

My commission expires: 7/8/22

GRANT B. STOCKTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 01/21/22 (date of document).

Affiant Signature

January 27, 22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 27 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 1/6/2025

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025
NOTARY'S SEAL