Karen Johnson Davidson County
Batch# 826714 DEEDWARR
03/23/2022 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20220323-0033224

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-15754-TC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Laura Desmond
Affiant

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Subscribed and sworn to before me, this the 2nd day of March, 2022.

Notary Public
My Commission Expires: 4/17/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrew Davison 1200 Strawberry Cove Nashville, TN 37207	Andrew Davison 1200 Strawberry Cove Nashville TN 37207	050-03-0B-047.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Ernestine Wilson, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Andrew Davison**, hereinafter called the Grantee, his heirs and assigns, 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. 47, on the plan of Mulberry Downs, Phase I, as shown on plat of record in Plat Book 6900, Page 940, as amended in Plat Book 7900, Pages 84-88, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Ernestine Wilson, unmarried, by Warranty Deed from Gregory W. Greenwell, unmarried, of record in Book 11110, Page 156, in the Register's Office of Davidson County, Tennessee, dated September 11, 1998 and recorded on September 14, 1998.

This is improved property located at: **1200 Strawberry Cove, Nashville, TN 37207.**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 2nd day of March, 2022.

GRANTOR:

Ernestine Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ernestine Wilson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of March, 2022.



Notary Public
My Commission expires: 11/6/2024

Tennessee Certification of Electronic Document

I, Caleb Waters, 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 3/2/2022 (date of document).

Caleb Waters
Affiant Signature

3/14/2022
Date

State of Tennessee

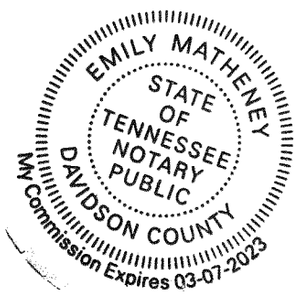
County of Davidson

Sworn to and subscribed before me this 14 day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 03/07/2023

NOTARY'S SEAL



202203230033224