Karen Johnson Davidson County
Batch# 830230 DEEDWARR
03/29/2022 09:10:34 AM 2 pgs
Fees: $13.00 Taxes: $166.50
20220329-0035900

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00.

Allegra Walker Birdine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 5.13.23
(AFFIX SEAL)

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Allegra Walker Birdine and husband, Carey Shawnell Birdine	NEW OWNER	Map: 09316033000
(NAME) 604 Cherry Grove Point	(NAME)	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FORTY-FIVE THOUSAND AND NO/100 DOLLARS ($45,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WILLIAM H. BIRDINE, JR., UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALLEGRA WALKER BIRDINE AND HUSBAND, CAREY SHAWNELL BIRDINE,

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:

BEING the northerly 110 feet, more or less, of Lot No. 5 on the Map of Bransford Realty Company's resubdivision of part of Weakley and Warren's subdivision of Block "D", Hermitage Avenue, Book 421, Page 58, R.O.D.C., Tennessee. Said part of Lot No. 5 fronts 33 feet on the southerly side of Fain Street or Hermitage Avenue and runs back between parallel lines 110 feet, more or less to an alley.

Being the same property conveyed to William H. Birdine, Jr., unmarried, by Quitclaim Deed from Wilhelmina Birdine Morton, married, of record in Instrument No. 20220322-0032556, dated March 15,

2022, Register's Office for said County. See also Scrivener's Affidavit of record in Instrument No. 20220329-0035899, said Register's Office.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 421, Page 58, said Register's Office.

William H. Birdine, Jr. and William H. Birdine being one and the same person.

unimproved ☒
This is improved ☐ property, known as 119 Fain Street, Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 24th day of March, 2022.

William H. Birdine, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William H. Birdine, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 24th day of March, 2022.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY