THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $620,000.00 Affiant Subscribed and sworn to before me, this 20 day of April, 2022. Notary Public My Commission Expires: 1-6-25

Karen Johnson Davidson County
Batch# 843411 DEEDWARR
04/21/2022 10:26:29 AM 2 pgs
Fees: $13.00 Taxes: $2,294.00
20220421-0046130

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Eleanor Ezell and Katherine Ezell 1017 Pennock Ave Nashville, TN 37027	New Owner	Tax Parcel ID No. 082-03-0-312.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEE JASON VANCE, UNMARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ELEANOR EZELL, UNMARRIED AND KATHERINE EZELL, A MARRIED WOMAN** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the Southerly 15 feet of Lot No. 20 and the Northerly 40 feet of Lot No. 21 on the Plan of George W. Stainback's Subdivision of part of the Lucy H. Lindsley Tract, of record in Book 161, Page 142, Register' s office for Davidson County, Tennessee, described as follows:

Said Parts of Lots 20 and 21 front together 55 feet on the Easterly side of Pennock Avenue, and run back between parallel lines 145 feet, more or less, to an alley.

Being the same property conveyed to Lee Jason Vance, single man by Warranty deed from Jeffrey Singleton, unmarried of record in Instrument No. 20190318-0024410 Register's Office for Davidson County, Tennessee, dated March 15, 2019 and recorded on March 18, 2019. (Value of consideration shown in aforementioned deed $360,000.00.)

This is improved property commonly known as: **1017 Pennock Ave, Nashville, TN 37027**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to

Grantee, Grantee's 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 20th day of April, 2022.

LEE JASON VANCE

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LEE JASON VANCE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of April, 2022.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My Commission Expires: