39B

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2022.

Notary Public

COMMISSION EXPIRES: 3/3/2026

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 849709 DEEDWARR
05/02/2022 02:21:20 PM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20220502-0050837

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John F. Twomey Gigi Jordan	BANK OF AMERICA	094 01 0 435.00
(NAME)	(NAME)	
1605 Eastside Avenue	101 S TRYON	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	CHARLOTTE NC 28255	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Brian Lee Faulk and Jacquelyn Therese Alvis, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John F. Twomey and Gigi Jordan, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

That certain tract of parcel of land in Davidson County, state of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being Lot No. 273, on the plan of Edgefield Land Company's First Subdivision, of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Conveyance to Brian Lee Faulk and Jacquelyn Therese Alvis, husband and wife in Quitclaim Deed from Brian Lee Faulk, now married dated 02/27/2021 and recorded 05/11/2021 in Instrument Number 20210511-0063463, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1605 Eastside Avenue (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37206 (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, successors 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, successors 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 28th day of April, 2022.

Brian Lee Faulk

Jacquelyn Therese Alvis

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Brian Lee Faulk and Jacquelyn Therese Alvis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 28th day of April, 2022.



Shannon Philbin

Commission Expires: _____