This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-16896-AP

Karen Johnson Davidson County
Batch# 857591 DEEDWARR
05/18/2022 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20220518-0057364

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $585,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of May, 2022.

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jared Ryan Usrey 1207 2nd Ave S Nashville, TN 37210	New Owner 1207 2nd Ave S Nashville, TN 37210	105-03-0-250

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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Thomas Doerfler and Amy W. Doerfler, Trustees of Doerfler Revocable Living Trust dated May 19, 2017**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jared Ryan Usrey, unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

PART OF LOT NO. 22 ON THE PLAN OF JOHN NELSON'S ADDITION, AS OF RECORD IN BOOK 2, PAGE 182, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE WESTERLY MARGIN OF SECOND AVENUE, SOUTH, AT A POINT 102 FEET, MORE OR LESS, SOUTH OF THE SOUTHERLY MARGIN OF CHESTNUT STREET, SAID POINT BEING THE SOUTHEAST CORNERS OF WHAT WAS FORMERLY THE BRYANT LOT; THENCE SOUTHWARDLY 40 FEET TO THE NORTHEAST CORNER OF THE MAHONEY LOT; THENCE WITH SAID MAHONEY'S NORTHEASTERLY LINE, WESTWARDLY 130 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, NORTHWARDLY 40 FEET TO THE SOUTHWEST CORNER OF SAID BRYANT PROPERTY; THENCE WITH SAID BRYANT'S SOUTHERLY LINE, EASTWARDLY 130 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Being the same property conveyed to Thomas Doerfler and Amy W. Doerfler, Trustees of the Doerfler Revocable Living Trust, dated May 19, 2017, as tenants

by the entireties by Warranty Deed from Thomas Doerfler and Amy W. Doerfler, Husband and Wife, dated May 19, 2017, of record in Instrument No. 20170621-0062261, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1207 2nd Avenue South, Nashville, TN 37210**

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 6th day of May, 2022

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GRANTOR:

Doerfler Revocable Living Trust dated May 19, 2017

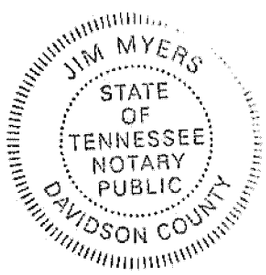
By: _____
Thomas Doerfler, Trustee

By: _____
Amy W. Doerfler, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas Doerfler and Amy W. Doerfler, 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 they are the Trustees of Doerfler Revocable Living Trust dated May 19, 2017, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of May, 2022.



_____
Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Emily Manno, 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 5/6/22.

Date

Emily Manno

Affiant Signature

5/6/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of May, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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