Karen Johnson Davidson County
Batch# 867650 DEEDWARR
06/06/2022 12:23:50 PM 2 pgs
Fees: $13.00 Taxes: $4,255.00
20220606-0064733

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1209

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brady Savell, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lauren M. Poe, an unmarried woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Nebraska Avenue Subdivision of record in Instrument No.20070828-0103143, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Brady Savell, a single person by Warranty deed from Luehrsen Construction, LLC of record in Instrument No. 20091130-0109493 Register's Office for Davidson County, Tennessee, dated November 30, 2009 and recorded on November 30, 2009. Brady Savell is now married to Mary Dessie Savell and she joins in this conveyance to convey any and all marital interest in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3529 Nebraska Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Lauren M. Poe 3529 Nebraska Avenue Nashville, TN 37209	Synovus Bank 800 Shades Creek Parkway Birmingham, AL 35209	104-01-0-447.00

WITNESS THE EXECUTION HEREOF this 3rd day of June, 2022.

Brady Savell

Mary Dessie Savell

State of Tennessee)
County of Davidson)

On this 3rd day of June, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Brady Savell and Mary Dessie Savell, the bargainor(s), to me known (or proved ~~to me~~ on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

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

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,150,000.00.**

Affiant

Sworn and subscribed before me on this the 3rd day of ~~June~~, 2022.

Notary Public

My Commission Expires: 3/3/26

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