Karen Johnson Davidson County
Batch# 868195 DEEDWARR
06/07/2022 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220607-0065005

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31ST DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/08/2022

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela Anne De Vera	PAMELA ANNE DE VERA	
(NAME) 1834 25th Ave N	(NAME) 1834 25th Ave N	081060041000
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(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, **Lisa Brooks Brown, a single woman** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pamela Anne De Vera, single woman** , HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Southern Publishing Association Subdivision, as of record in Book 1424, page 136, Registers Office of Davidson County, Tennessee.

Said Lot No. 4 fronts 60 feet on the Easterly side of 25th Avenue, North and runs back 210.4 feet on the North line and 210.6 feet on the South line, to a dead line on the rear measuring 60 feet.

Being the same property conveyed to Annie Margaret Hill, unmarried by Warranty deed from Robert Williams and Judith A. Williams of record in Book 5518, page 856, Register's Office for Davidson County, Tennessee, dated October 22, 1979 and recorded on October 24, 1979.

Being the same property conveyed to Affordable Dreams, Inc. by Final Decree Confirming Sale from Annie M. Hill of record in Instrument No. 20080314-0026242 Register's Office for Davidson County, Tennessee, dated December 18, 2006 and recorded on March 14, 2008.

Being the same property conveyed to James Brown by Quitclaim deed from Affordable Dreams, Inc. of record in Instrument No. 20080314-0026243 Register's Office for Davidson County, Tennessee, dated March 14, 2008 and recorded on March 14, 2008.

Being the same property conveyed to Lisa Brooks Brown by Quitclaim deed from James L. Brown of record in Instrument No. 20120705-0059200 Register's Office for Davidson County, Tennessee, dated July 03, 2012 and recorded on July 05, 2012.

The above described property has never been the primary residence of the grantor, and has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ / improved x property, known as 1834 25th Ave N Nashville, TN 37208
(House Number) (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 my hand this 31st day of May, 2022.

Lisa Brooks Brown

Lisa Brooks Brown

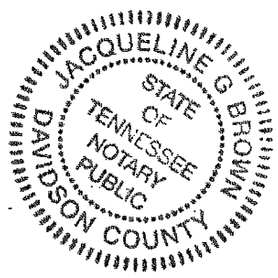
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Lisa Brooks Brown** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of May, 2022.

Jacqueline G Brown

Notary Public
My Commission Expires: 11/3/25



Certificate of Authenticity

I, Holly A Mason, 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 May 31, 2022.

Affiant Signature

5/31/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31st day of May, 2022.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

My Commission Expires: 11/3/25