Karen Johnson Davidson County
Batch# 877820 DEEDWARR
06/24/2022 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20220624-0072736

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220541247**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $725,000.00. Affiant Subscribed and sworn to before me, this 13th day of June, 2022. Notary Public My Commission Expires: _____

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Charles Donour Sizemore 2822 Barclay Drive Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 094-03-0-017.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nola Annette Douglas, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Donour Sizemore**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 15th Civil District of Davidson County, Tennessee, being Lot No. 206 on the Plan of Fortland Park, Section I, as of record in Book 2663, page 61, and corrected by Certificate of Correction in Book 2802, page 367, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to NOLA ANNETTE DOUGLAS, by deed from HARRY E. GIBSON, of record in Instrument No. 20110309-0018829 , dated March 7, 2011 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 094-03-0-017.00.

Restrictive Covenants contained in instrument of record in Instrument No. 20120119-0005317, said Register's Office.

Matters shown on the Plan of record in Plat Book 2663, page 61 and corrected by Certificate of Correction in Book 2802, page 367, said Register's Office.

This is improved property located at 2822 Barclay Drive Nashville TN 37206

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 13th day of June, 2022.

Nola Annette Douglas

Nola Annette Douglas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nola Annette Douglas, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of June, 2022.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 06/13/22.

Affiant Signature

06/13/22
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 13th day of June, 2022

Notary Public

Notary's Seal:

