Karen Johnson Davidson County
Batch# 886051 DEEDWARR
07/08/2022 11:27:30 AM 5 pgs
Fees: $28.00 Taxes: $362.97
20220708-0078885

Commitment Number: TN22107232

After Recording, Send To:
BOSTON NATIONAL TITLE AGENCY
400 ROUSER ROAD SUITE 500
CORAOPOLIS, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number: TN22107232.

New Property Owner/Mail Tax Statements To:
Shirley Davis and **Jock Davis**, 1203 Heiman Street, Nashville, TN 37208

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
81-16-73

GENERAL WARRANTY DEED

Shirley Davis, a single person, hereinafter grantor, whose tax-mailing address is **1203 Heiman Street, Nashville, TN 37208**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to **Shirley Davis,** a single person and **Jock Davis,** a married man, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **1203 Heiman Street, Nashville, TN 37208**, the following real property:

EXHIBIT "A" ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING THE WEST 35 FEET OF THE EAST 114 FEET OF LOTS NOS.168 AND 169 ON THE PLAN OF D.T. MCGOVOCK'S ADDITION OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. SAID PARTS OF LOTS FRONT 35 FEET ON THE SOUTH SIDE OF HELMAN STREET AND RUN BACK BETWEEN PARALLEL LINES 100 FEET TO A DEAD LINE.
PROPERTY ADDRESS IS: 1203 HEIMAN STREET, NASHVILLE, TN 37208

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument No. 20060922-0117914 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 81-16-73

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on JUNE 29, 2022:

Shirley Davis

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on 6/29/, 2022 by **Shirley Davis,** who is personally known to me or has produced DRIVERS LIC as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 3/7/2023

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $98,100.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 29 day of JUNE, 2022.

Affiant

SHIRLEY DAVIS
Print Name

(Seal)

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:

3/7/2023

MARK GROLL
Print Name

True Copy Certification
State of Tennessee

I, AARON AVERY, 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 **06/29/2022** .

Affiant Signature

07/07/2022
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this **7th** day of **July**, 20**22**.

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462