THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-4868-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS~~ TRANSFER IS $ 625,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF JULY, 2022. Notary Public MY COMMISSION EXPIRES: 1-8-24 (AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 891473 DEEDWARR
07/20/2022 10:30:13 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20220720-0083068

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fredrick Wilhelm Lombard and Charlotte Schnetler	owners	
5306 Nevada Avenue		091-15-0-068.00
Nashville, TN 37209		
(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, I, **Brenda Gail Bullock, a single person**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fredrick Wilhelm Lombard and Charlotte Schnetler, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davison County, Tennessee, being part of Block No. 13, on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County, described according to a survey made by E. R. Southgate, Surveyor, January 9, 1946, as follows:

Beginning on the Northerly margin of Nevada Avenue at a point 220 feet East of the Easterly margin of 54th Avenue, North or Richland Avenue; thence with the Northerly margin of Nevada Avenue, Eastwardly 50 feet to a point 60 feet West of the Westerly margin of an abandoned right-of-Way of the N. C. and St. L. Railroad; thence Northwardly and Parallel with the Westerly margin of said right-of-way, 200 feet to the Southerly margin of an alley; thence with the said alley, Westwardly 50 feet to a point 248 feet of the Easterly margin of 54th Avenue, North or Richland Avenue, thence Southwardly 200 feet to the beginning.

Being the same property conveyed to Homer J. Bullock and wife, Mary E. Bullock by Warranty deed from Joseph A. Spence and wife, Ruth R. Spence of record in Book 2085, page 237, Register's Office for Davidson County, Tennessee, dated April 23, 1952 and recorded on June 13, 1952. (Value or consideration shown in aforementioned deed $.)

Said Homer J. Bullock became deceased on July 26, 1995, vesting Mary E. Bullock as surviving tenant.

Said Mary E. Bullock became deceased on December 7, 2018 leaving Last Will and Testament filed for Probate in Docket No. 18P2111, Seventh Circuit Court of Davidson County, Tennessee.

Will of Mary Bullock, Recorded in Instrument No. 20190123-0006477 and Order for Muniment of Title in Instrument No. 20190123-0006476, devising property to her daughter, Brenda Gail Bullock.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **5310 Nevada 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 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 our hands this the 18 day of July, 2022.

Brenda Gail Bullock

Brenda Gail Bullock

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brenda Gail Bullock,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18 day of July. 2022.

My Commission expires: 1-8-24

Notary Public

