39E

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 895065 DEEDWARR
07/27/2022 02:34:53 PM 2 pgs
Fees: $13.00 Taxes: $1,401.56

20220727-0085802

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $378,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 372

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ellen C. Larson and Daniel J. Klema | COMMUNITY MORTGAGE | |
| (NAME) | (NAME) | 059-16-0-059.00 |
| | 19045 E VALLEY VIEW PKWY #F | |
| (ADDRESS) | (ADDRESS) | |
| | INDEPENDENCE, MO 64055 | |
| (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, **Shameka Dowell, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ellen C. Larson and Daniel J. Klema, wife and husband** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR 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, Being Lot No. 49 and the Southern 35 feet of Lot No. 48 on the Map of Haynie's Cleveland Plan, of record in Plat Book 161, Page 35, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete description.**

**Said Lot No. 49 and part of Lot 48 adjoin and front together 75 feet on the Westerly side of Grover Street and run back between parallel lines 125 feet to an alley.**

**Being the same property conveyed to Shameka Dowell, a married woman by Warranty Deed from Lamont Jordan, married of record in Instrument No. 20080811-0082381 Register's Office for Davidson County, Tennessee, dated August 04, 2008 and recorded on August 11, 2008.**

**Being the same property conveyed to Shameka Dowell, an unmarried woman by Quitclaim Deed from Shameka Dowell, an unmarried woman, and Robert E. Dowell, Jr., a married man, (Per their divorce decree entered in Davidson County Third Circuit Court; Case No. 15D1095) of record in Instrument No. 20171013-0105050 Register's Office for Davidson County, Tennessee, dated October 04, 2017 and recorded on October 13, 2017.**

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

This is improved x property, known as 2422 Grover St. Nashville, TN 37207
(unimproved) (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 22nd day of July, 2022.

Shameka Dowell

**Shameka Dowell**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Shameka Dowell**, 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 22nd day of July, 2022.

Jacqueline G Brown

Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY