Karen Johnson Davidson County
Batch# 906003 DEEDWARR
08/22/2022 10:57:44 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20220822-0094404

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$225,000.00

LaShonda Brigham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF August, 2022.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: My Commission Expires
(AFFIX SEAL) January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 081
Dale Hire	SAME AS OWNER	GROUP 10 0
3100 Dudley Avenue		PARCEL 282.00
Nashville, TN 37212		

For and in 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, we,

LaShonda Brigham

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Dale Hire, married

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:

Land in Davidson County, Tennessee, being Lot No. 341 on J.M., T.J. and G.W. Harding's Plan of Lots, in North Nashville, as of record in Book 21, page 80, Register's Office for said County.

Said Lot No. 341 fronts 50 feet on the easterly side of Lealand Street or 23rd Avenue North, and runs back between parallel lines, 157 feet to an alley.

Being the same property conveyed to Robert Watson by Quitclaim Deed from Rosie Lee Watson, unmarried, dated February 21, 2019 and filed of record February 25, 2019 in Instrument No. 20190225-0016909, Register's Office for Davidson County, Tennessee. The said Robert Watson died intestate November 28, 2021, leaving interest to his sole heir at law, LaShonda Brigham. See Affidavits of Heirship of record in Instruments 20220110-0002568 and 20220110-0002569, and 20220822-0094403 said Register's Office. See also Divorce Decree of record in First Circuit Court for Davidson County, Tennessee, Docket No. 81-D-2722, dated March 12, 1982.

Being the same property conveyed to Henry Watson and wife, Rosie Lee Watson by Warranty Deed from J.S. Kollaskie and wife, Roberta Kollaskie, dated September 29, 1956 and filed of record October 3, 1956 in Book 2596, Page 201, Register's Office for Davidson County, Tennessee. The said Henry Watson and Rosie Lee Watson having divorced February 9, 1988 moving interest in property to Rosie Lee Watson, Docket 87D3322, Chancery Court of Davidson County, Tennessee.

This being inherited property only, having never been the personal residence of the grantor at anytime, Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1708 23rd Ave N, Nashville, Tennessee 37208.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 17 day of August 2022.

LaShonda Brigham

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, LaShonda Brigham, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of August 2022.

NOTARY PUBLIC

My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027