Karen Johnson Davidson County
Batch# 936806 DEEDWARR
11/02/2022 09:36:23 AM 2 pgs
Fees: $13.00 Taxes: $8,876.30
20221102-0118205

WARRANTY DEED

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$2,399,000.00.** Tracy Perry

Affiant

Subscribed and sworn to before me, this the 1st day of November, 2022. M. Catherine Clearwaters

Notary Public

My commission expires: 1-6-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Danny Tran **Martha Presley**	New Owner	**130-12-0-042.00**
112 High Estes		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michele Davis, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Danny Tran and Martha Presley, 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat for Steve R. Wherry of record in Plat Book 6900, Page 120, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeffrey Davis and Michele Davis, husband and wife by Warranty Deed dated November 15, 2002, from John W. Landers of record in Instrument No. 20021120-0144422, and further conveyed to Michele Davis by Quitclaim Deed dated February 23, 2004, from Jeffrey Davis of record in Instrument No. 20040224-0020690, said Register's Office for Davidson County, Tennessee.

Jeffrey Davis, spouse of the above named Michele Davis, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 6900, Page 120, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Easements for Utility, Ingress and Egress of record in Book 1511, Page 421, and in Book 11670, Page 402, said Register's Office for Davidson County, Tennessee.**

3) **Easement Maintenance Agreement of record in Instrument No. 20010514-0049569, said Register's Office.**

4) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.**

This is improved property, known as 112 High Estes, Nashville, TN 37215.

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 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/our hand(s) this 27th **day of October, 2022.**

Michele Davis

Michele Davis

Jeffrey Davis

STATE OF ALABAMA)
COUNTY OF BALDWIN)

Personally appeared before me, a Notary Public of said County and State, **Michele Davis and Jeffrey Davis,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Orange Beach, Alabama, this 27th day of **October, 2022.**

Carla D. Givens

Notary Public

My Commission Expires: 5/9/2023

CARLA D. GIVENS NOTARY PUBLIC ALABAMA STATE AT LARGE