Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1382

Karen Johnson Davidson County
Batch# 936952 DEEDWARR
11/02/2022 12:53:38 PM 2 pgs
Fees: $13.00 Taxes: $2,738.00



20221102-0118400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sheila Eshragh, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kelton Jarrell, a married woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Nebraska Avenue Subdivision of record in Plat at Instrument No. 20070828-0103143, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sheila Eshragh by Warranty deed from Luehrsen Construction, LLC of record in Instrument No. 20090817-0077027, dated July 24, 2009 and corrected in Scrivener's Affidavit recorded on October 22, 2009 in Instrument Number 20091022-0097904 and Re-recorded on November 20, 2009 in Instrument Number 20091120-0107029, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3527 Nebraska 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Kelton Jarrell	**Bank of America, N.A.**	**104-01-0-448.00**
3527 Nebraska Avenue	**4500 Amon Carter Blvd**	
Nashville, TN 37209	**Fort Worth, TX 76155**	

WITNESS THE EXECUTION HEREOF this 28th day of October, 2022.

Sheila Eshragh

Sheila Eshragh

State of Tennessee)
County of Davidson)

On this 28th day of October, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sheila Eshragh, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

Notary Public

My Commission Expires: 3/3/26

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

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 740,000.00.**

Affiant

Sworn and subscribed before me on this the 28th day of October, 2022.

Notary Public

My Commission Expires: 3/3/26

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