Karen Johnson Davidson County
Batch# 940287 DEEDWARR
11/10/2022 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20221110-0120748

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QLC-11159-2022

WARRANTY DEED

ELIZABETH LEONBERGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-17-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of Nov, 2022

NOTARY PUBLIC

My commission expires: 3.17.24

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vivian S. Shields 1005 Greenwich Park Nashville, TN, 37215	Same address as new owner	103-04-0-214

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($750,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES ADAM DEAL AND ANGELA PICKNEY DEAL, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **VIVIAN S. SHIELDS A MARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the West forty (40) feet of Lot No. 9 and the East thirty (30) feet of Lot No. 10 of Block 17, Sylvan Park Plan, West Nashville, of record in Book 332, page 104, Register's Office for said County. Said parts of Lots join and front together seventy (70) feet on the North side of Ninth Avenue and extend back Northwardly between parallel lines one hundred and sixty (160) feet to an alley twenty (20) feet wide, and show together seventy (70) feet on said alley.

Being the same property conveyed to Angela Pickney Deal and husband, James Adam Deal, from Joseph A. Merryman and Jay B. Merryman and Sarah N. Oldham and Clarice T. Merryman by Warranty Deed dated November 22, 2019 and recorded November 25, 2019 in Instrument #20191125-0121528, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ✓ improved property, known as: 4504 Colorado Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 10th day of November, 2022

GRANTOR(S)

James Adam Deal by Angela Pickney Deal, his attorney in Fact

James Adam Deal by Angela Pickney Deal, his Attorney-In-Fact

Angela Pickney Deal

Angela Pickney Deal

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Angela Pickney Deal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10 day of Nov, 2022.

Notary Public

LEE E. CRANFORD

Printed Notary Name

My commission expires: 11/6/2023

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Angela Pickney Deal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for James Adam Deal and that she is authorized by James Adam Deal to execute this instrument on his behalf.

WITNESS my hand and seal, this the 10 day of Nov, 2022.

Notary Public

LEE E. CRANFORD

Printed Notary Name

My commission expires: 11/6/2023

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

TRUE COPY CERTIFICATION

I, Elizabeth Leonberger, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 10, 2022.

Signature
Date: November 10, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 10th day of November, 2022 personally appeared before me, a notary public for the State aforesaid, Elizabeth Leonberger, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD