WARRANTY DEED

Karen Johnson Davidson County
Batch# 950931 DEEDWARR
12/13/2022 01:39:30 PM 2 pgs
Fees: $13.00 Taxes: $2,504.90
20221213-0129316

File No. EM-22-3532

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $677,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Amy Gore and Dianne Gore	New Owner	
(NAME)	(NAME)	
1023 Delmas Avenue	1023 Delmas Avenue	072-10-0-100.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(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, I/we, **Amber Sannan and Micah Sannan, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amy Gore and Dianne Gore, both unmarried as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property 1:
Land in Davidson County, Tennessee, being the easterly 25 feet of Lot No. 6 and the westerly part of Lot No. 5 on the Map of East Hill Addition of record in Plat Book 332, Page 33, in the Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 5 and 6 front 75 2/3 feet on the northerly side of Delmas Avenue and run back 191 feet to a dead line and measure 75 1/3 feet on said dead line.

Being the same property conveyed to Glyn O. Taylor and wife, Bonnie Taylor by Warranty deed from W.B. Deadrick and wife, Pearl Deadrick of record in Book 2960, page 25, Register's Office for Davidson County, Tennessee, dated and recorded on September 11, 1959. Glyn O. Taylor having since died on 2/25/1997 and Bonnie Taylor having since died on 1/29/2016.

Being the same property conveyed to Bobby Taylor and Peggy Iler by Executor's Quitclaim deed from Estate of Bonnie Pearl Taylor of record in Instrument No. 20160502-0042453 Register's Office for Davidson County, Tennessee, dated April 28, 2016 and recorded on May 2, 2016.

See Power of Attorney of record in Instrument No. 20160902-0092586 and 20160902-0092587, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Amber Rinck, by Warranty Deed from Bobby Taylor, married and Peggy Iler, married, dated August 10, 2016 and recorded September 2, 2016, of record in Instrument No. 20160902-0092588, Register's Office of Davidson County, Tennessee.

Amber Rinck is now know as Amber Sannan

This is property more commonly known as 1023 Delmas Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 18th day of November, 2022.

Amber Sannan

Micah Sannan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of November, 2022, before me personally appeared Amber Sannan and Micah Sannan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of November, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Emily Manna, 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 11/18/22
Date

Affiant Signature

11/18/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of November 2022

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LEslie Garside
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON