Karen Johnson Davidson County
Batch# 952784 DEEDWARR
12/19/2022 09:26:01 AM 2 pgs
Fees: $13.00 Taxes: $2,593.70
20221219-0130637

Warranty Deed

HEATHER MORRISON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires JAN. 26, 2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $701,000.00. Affiant Subscribed and sworn to before me, this the 14th day of December, 2022. Notary Public My commission expires: 1/26/25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Dave Francis Coveney and Margareta Linnea Coveney	New Owner(s)	094-01-0-293.00
1420 Eastside Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMIE DAY, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVE FRANCIS COVENEY AND MARGARETA LINNEA COVENEY, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 111 on the Plan of Shelby Village No. Two of record in Plat Book 1835, Page 48, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Southerly margin of Eastside Avenue, at the corner of Lots Nos. 111 and 112; thence with the line between said lots, Southeasterly 111.9 feet to a concrete monument at the corner of Lot No. 113; thence with the line between Lots Nos. 111 and 113, Southeasterly 66.5 feet to a corner of Lot No. 109; thence with the line between Lots Nos. 109 and 111, Northerly 81.1 feet to a concrete monument at the corner of Lot No. 110; thence with the line between Lot Nos. 110 and 111, Northwesterly 100.6 feet to the Southerly margin of Eastside Avenue; thence with the margin of same, Southwesterly 57.3 feet to the point of beginning.

Being the same property conveyed to Found Real Estate, LLC, a Tennessee limited liability company by Warranty Deed from James Floyd Whittenburg, Jr. of record in Instrument No. 20171003-0101385, Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 03, 2017.

Being the same property conveyed to Jamie Day, an unmarried man, by Quitclaim Deed from Found Real Estate, LLC, a Tennessee limited liability company of record in Instrument No. 20180615-0057803, Register's Office for Davidson County, Tennessee, dated June 14, 2018 and recorded on June 15, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1420 Eastside Avenue, Nashville, TN 37206, but 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of December, 2022.

Jamie Day

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jamie Day, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of December, 2022.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3.3.25

Chaney Mosley, spouse of Jamie Day, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Chaney Mosley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chaney Mosley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of December, 2022.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3.3.25