WARRANTY DEED

Karen Johnson Davidson County
Batch# 960875 DEEDWARR
01/13/2023 09:04:01 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20230113-0002944

TERESA GLASS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON
My Comm. Expires October 23, 2023

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2023

Notary Public

MY COMMISSION EXPIRES: 10.23.23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Tu Trieu	Tu Trieu	81-11-348
(NAME)	(NAME)	
1901 Delta Ave	1901 Delta Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20222265

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, **Melvin Booker** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Tu Trieu**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being the northerly 25 feet of Lot No. 286 on the Plan of McGavock, Wetmore and Other's Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 286 fronts 25 feet on the westerly side of 14th Avenue, North, and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Melvin Booker, an unmarried man, by Warranty Deed from William H. Robin and wife, Sara S. Robin, dated May 5, 1972 and filed of record in Book 4599, page 359, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1733 14th Avenue, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 5th day of January, 2023

Melvin Booker, by Lizzie Jeanette Winston, Attorney in Fact

STATE OF Tennessee)
County OF Robertson)

Before me personally appeared Lizzie Jeanette Winston, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Melvin R. Booker, and who acknowledged that he/she executed the same as the free act and deed of Melvin R. Booker.

Witness my hand, at office, this 5th of January, 2023.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

My Comm. Expires
July 18, 2023