Karen Johnson Davidson County
Batch# 975090 DEEDWARR
02/28/2023 02:18:24 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230228-0014262

This instrument prepared by:

J. Allen Reynolds III
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219
(615) 259-4685

TENNESSEE WARRANTY DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL:
Haley C. Attridge Jonathon M. Attridge 1019 Richland Creek Aly Nashville, TN 37209	Lucy S. Corenswet 6117 Elizabethan Drive Nashville, TN 37205	103 03 0 159.00

This instrument prepared from information furnished by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

FOR AND IN CONSIDERATION of the amount of One and No/100 Dollar ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lucy S. Corenswet**, herein called Grantor, has bargained and sold, and by these presents does transfer and convey unto **Haley C. Attridge and Jonathon M. Attridge**, wife and husband, hereinafter called Grantees, their heirs, successors 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. 705, of Block 34, as shown on the map entitled the Plan of Charlotte Park Company's First Addition, of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 705 fronts 50 feet on the northerly side of Wyoming, formerly Sixth Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Lucy S. Corenswet by deed from RECLAS, LLC of record as Instrument No. 20220711-0079353 in the Register's Office for Davidson County, Tennessee.

This is improved property, known as 4804 Wyoming Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns, forever, and Grantor does covenant with Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to Grantees, their heirs, successors 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.

EXECUTED ON THIS THE 1st DAY OF FEBRUARY, 2023.

Lucy S. Corenswet

Lucy S. Corenswet

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Amanda Jones, a Notary Public in and for said State and County, **Lucy S. Corenswet**, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office this 28th day of February, 2023.

Amanda Jones

Notary Public

My Commission Expires: May 7, 2024

AMANDA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $300,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Amanda Jones
Affiant

Subscribed and sworn to before me this the 28th day of February, 2023.

Notary Public

My Commission Expires: May 7, 2024

AMANDA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

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