Karen Johnson Davidson County
Batch# 981170 DEEDWARR
03/15/2023 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230315-0018782

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230243577**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me, this 15th day of March, 2023. Notary Public My Commission Expires: 11-6-2024 JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Rand Smith and Ellen Nunley 115 Donald Street Nashville TN 37207	Send Tax Bills To: **Legends Bank** **310 North First Street** **Clarksville, TN 37040**	Tax Information: Tax Parcel ID No. 071-03-0-087.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen M. Resavy, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rand Smith, an unmarried man, and Ellen Nunley, an unmarried woman, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7A on the Plan of C.L. Morris Subdivision of record in Book 1835, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 7A fronts 76 feet on the Northerly side of Donald Street and runs back 184 feet on the Easterly line and 182.8 feet on the Westerly line, to a dead line, measuring 76 feet thereon.

Being the same property conveyed to Stephen M. Resavy, a single man, by Warranty Deed from Denim Abedini and Hannah H. Abedini, husband and wife, of record in Instrument No. 20180827-0084525, in the Register's Office of Davidson County, Tennessee, dated August 20, 2018, and recorded on August 27, 2018.

Cora Helena Clera joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 071-03-0-087.00.

Matters shown on the Plan of record in Plat Book 1835, page 116, said Register's Office.

This is improved property located at 115 Donald Street Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of March, 2023.

Stephen M. Resavy

Cora Helena Clera

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen M. Resavy and Cora Helena Clera, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of March, 2023.

Notary Public



My Commission Expires: _____

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 March 15, 2023.

Tori Cole

Affiant Signature

Date: 3/15/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this March 15, 2023.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

