| | |
|---|---|
| Karen Johnson Davidson County<br>Batch# 994327 DEEDWARR<br>04/20/2023 11:01:30 AM 3 pgs<br>Fees: $18.00 Taxes: $7,862.50<br>20230420-0029138 | **STATE OF TENNESSEE**<br>**COUNTY OF DAVIDSON**<br><br>The actual consideration or value, whichever is greater, for this transfer is $2,125,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 14th day of April, 2023.<br><br>Notary Public<br><br>My commission expires: |
| (Notary Stamp) | |

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

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Meredith Arden Jones** | New Owner | **158-04-0A-047.00CO** |
| **52 Annandale** | Property | |
| **Nashville, TN 37215** | | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

**Jack Salberg and wife, Susan Salberg**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Meredith Arden Jones, a single woman**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Revised Section Two, Otter Wood Subdivision of record in Plat Book 6900, Pages 598 - 602, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jack Salberg and wife, Susan Salberg by Warranty Deed from Pamala W. Davenport, unmarried, of record in Instrument No. 20050512-0053708, Register's Office for Davidson County, Tennessee, dated May 09, 2005 and recorded on May 12, 2005.

Being improved property known as **52 Annandale, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 13 day of April, 2023.

Jack Salberg

Susan Salberg

**STATE OF NEW JERSEY**
**COUNTY OF** Somerset

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jack Salberg and Susan Salberg, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 13th day of April, 2023.

Notary Public
My Commission Expires: 5/22/2024

MAGGIE DAWOUD
Notary Public - State of New Jersey
My Commission Expires May 22, 2024

Lenders Title Company File No. 23-000960-524

Certificate of Authenticity

I, Emily Manno, 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 **4/13/23**.

Date

Affiant Signature

**4/13/23**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13** day of **April**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026