This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 1017804 DEEDWARR
06/22/2023 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20230622-0047519

ADDRESS NEW OWNER:
Harry L. Mayo
1215 Norvel Avenue
Nashville, TN 37216

SEND TAX BILL TO:
Harry Mayo
1301 Norvel Ave
Nashville, TN 37216

MAP/PARCEL 061-15-0-215.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Faye R. Cagle, a widow, hereafter called the GRANTOR,** has bargained and sold, and by these presents, does transfer and convey unto **Harry L. Mayo,** unmarried **, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 and the Westerly 8 feet of Lot No.23 on the Plan of M.N.Young's Inglewood Annex, as of record in Book 547, Page 197, Register's Office for said County.

Said Lot No. 22 and part of Lot 23 front together 58 feet on the Northerly side of Norvel Avenue and extend back 133 feet 5 inches on the Westerly line and 132 feet 2 inches, more or less, on the Easterly line to a deadline, measuring 58 feet thereon.

Being the same property conveyed to James A. Cagle, Jr., and wife, Faye R. Cagle, as tenants by the entirety by Warranty deed from Ralph L. Williams and wife, Jackie D. Williams of record in Book 4748, page 26, Register's Office for Davidson County, Tennessee, dated September 18, 1973, and recorded on September 20, 1973. James A. Cagle, Jr and Faye R. Cagle remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of James A. Cagle, Jr; therefore Faye R. Cagle was the surviving tenant by the entirety to property herein.

This is improved property known as: **1215 Norvel Avenue, Nashville, Tennessee 37216.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her 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.

Possession to be given 15th day of June, 2023.

WITNESS MY HAND on this the 15th day of June, 2023.

Faye R. Cagle

Faye R. Cagle

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Faye R. Cagle,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of June, 2023.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3-2-25

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $310,000.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of June, 2023.

NOTARY PUBLIC

Notary Public At Large

My Commission Expires: 3-2-25

File No: 230204

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic 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

June 15, 2023

Affiant Signature

Date: 6-22-23

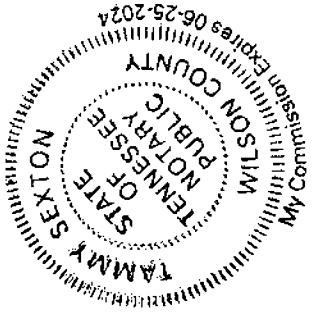
State of Tennessee

County of Wilson

Sworn to and subscribed before me this 22 day of June 20 23

Notary Signature

My Commission Expires:



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