Karen Johnson Davidson County
Batch# 1028622 DEEDWARR
07/20/2023 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20230720-0055958

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Knox OB

The actual consideration or value, whichever is greater, for this transfer is $420,000.00

Affiant

Subscribed and sworn to before me this 19th day of July, 2023.

Notary Public
My commission expires: 2/7/26

GEORGE L. BRONNER STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 2-7-2026 KNOX COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Alexandrea Jared 2723 Bobby Ave Nashville, TN 37216	Same	073-01-0-077

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Wesley Samuel Love and Mary Ellen Mollie Love, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Alexandrea Jared, an unmarried woman** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 27 of Happy Valley Subdivision, Section "B", not of record, described according to a copy of a survey thereof by Z.J. Wilkinson, surveyor, 09-02-1945.

Beginning at a point in the Northerly margin of Bobby Avenue, at the corner of Lots 26 and 27; thence with the line between said lots, Northerly 140 feet to the corner of said lots and of Lots 7 and 8; thence with the line between Lots Nos. 8 and 27, Easterly 75 feet to the corner of said lots and of Lots 9 and 28; thence with the line between Lots 27 and 28; Southerly 140 feet to the Northerly margin of Bobby Avenue; thence with the margin of the same Westerly 75 feet to the point of beginning.

Being the same property conveyed to Wesley Samuel Love and Mary Ellen Mollie Love, husband and wife, by deed from Leila M. Mzali, a single woman, and Joey Mayer, married, of record in Instrument No. 20201116-0135076, Register's Office for Davidson County, Tennessee, and dated November 9, 2020.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

This property is improved property known as 2723 Bobby Avenue, Nashville, TN 37216

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 17th day of July, 2023.

Wesley Samuel Love

Mary Ellen Mollie Love

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ KNOX

On this 17th day of July, 2023, before me personally appeared Wesley Samuel Love and Mary Ellen Mollie Love, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of July, 2023.

Notary Signature
My commission expires: 2/2/26

GEORGE L. BRONNER
STATE OF TENNESSEE
NOTARY PUBLIC
EXP. 2-7-2026
KNOX COUNTY

202307200055958

Tennessee Certification of Electronic Document

I, Mallory Hoffman, 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 July 19, 2023 (date of document).

Mallory Hoffman
Affiant Signature

7/20/23
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 20th day of July, 2023.

Danielle Imbarato
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

