Karen Johnson Davidson County
Batch# 1064618 DEEDWARR
10/25/2023 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20231025-0083469

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

36925-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Jessica Doyle 611 Woodland Street Nashville, TN 37206	New Owner	08216004000

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Joy M. Sims** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Jessica Doyle, a married person** (hereinafter referred to as the "**Grantee**"), her heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 25 on the Plan of Henry Blood's Addition, of record in Plat Book 21, Page 5, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description of said lot.
>
> Being all of the same property conveyed to Joy M. Sims, a single woman, by Deed dated August 15, 2001 from Harold Eugene Smith and Barbara Ellen Smith, Trustees of the Harold Eugene Smith and Barbara Ellen Smith Living Trust, of record in Instrument No. 20010817-0089155, Register's Office for Davidson County, Tennessee.
>
> THIS is improved property known as 611 Woodland Street, Nashville, TN 37206.

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, her heirs and assigns, forever; and Grantor covenants with the said Grantee 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 except as set forth on the attached Exhibit A; and Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 18th day of October, 2023.

Joy M. Sims

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joy M. Sims, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 18th day of October, 2023.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/9/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $850,000.00

Affiant

Subscribed and sworn to before me this 18TH day of October, 2023.

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/9/26

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2024 and subsequent years, not yet due and payable. Map and Parcel 08216004000. 2023 taxes have been prorated between the parties and paid as part of closing.

3. Subject to all matters as shown on the Plan of record in Plat Book 21, Page 5, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 October 18, 2023

10/18/23

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
615 MAIN STREET, SUITE B25
NASHVILLE, TN 37206
(615) 274-8698

BETH HEFLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 18TH day of October, 2023

Notary Public: Beth Heflin

My Commission Expires: September 8th, 2025