Karen Johnson Davidson County
Batch# 1088360 DEEDWARR
01/04/2024 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20240104-0000890

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Jennava Laska 800 28th Ave N Nashville, TN 37208	Jennava Laska 800 28th Ave N Nashville,TN 37208	96-6-425

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Chawonda Harris, a single woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Jennava Laska,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 800 28th Avenue North, Nashville, TN 37208 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11, on the plan of Lena Court of record in Book 1835, Page 8, said Register's Office, to which reference is made for a more complete description.

Less and except:
A part of Lot No. 11 conveyed to Metropolitan Government of Nashville and Davidson County in Warranty Deed recorded October 20, 1981, in Book 5809, Page 757, Said Register's Office and further described below:
BEGINNING at a point on the easterly right-of-way line of 28th Avenue North, said point being common corner of property belonging to Alice W. Jew; thence northwesterly along the right-of-way line for a distance of 5 feet, more or less, to a point; thence north-easterly for a distance of 100 feet, more or less, to a point; thence southeasterly along the common property line of Parcels 425 and 426, of Map 92-6, for a distance of 5 feet, more or less, to a point on the northerly right-of-way line of Booker Street; thence southwesterly for a distance of 100 feet, more or less, to the point of beginning and containing therein an area of 500 square feet, more or less,

Being the same property conveyed to Chawonda Harris, by Administratrixes' Quitclaim Deed from Shawnika Brewer and Chawonda Harris, as Co-Administratrixes of the Estate of Dwight Killebrew, and individually and Dwight D. Compton, of record in Instrument No. 20120713-0061703, in the Register's Office of Davidson County, Tennessee, dated May 07, 2012, and recorded on July 13, 2012. See also that Affidavit of Heirship recorded December 16, 2022, in Instrument No. 20221216-0130320, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered,

unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 4th day of January, 2024.

Chawonda Harris

Chawonda Harris

STATE OF TENNESSEE
COUNTY OF Davidson

On this 4th day of January, 2024, before me personally appeared Chawonda Harris, 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 4th day of January, 2024.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $235,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Holley Kay

AFFIANT

Sworn to and subscribed before me this 4 day of Jan, 2024.

Notary Public
My commission expires: _____

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

Certificate of Authenticity

I, Holly Ray, 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 1/4/2024.

Date

Holly Ray

Affiant Signature

11/30/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of November, 2023.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

