Karen Johnson
Batch # 1105005
02/27/2024 01:20:40 PM
Fees: $18.00 Taxes: $666.00

Davidson County
DEEDWARR
3 pgs

20240227-0013287

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Ethy Mehr
Affiant

J. MIRANDA BELOTE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2024.

JM Belote
Notary Public

MY COMMISSION EXPIRES: 3/25/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. Miranda Belote, Attorney at Law, 365 West Main Street, Hendersonville, TN 37075

File No.: 2024.0021

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Ethy Mehr	Ethy Mehr	080-04--0-081.00
(NAME)	(NAME)	
3113 Doak Avenue	3113 Doak Avenue	
(ADDRESS)	(ADDRESS)	
Nashville TN 37218	Nashville TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Eighty Thousand And No/100 Dollars ($180,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROSEMARIE PORTER, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ETHY MEHR, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☒ property, known as 3113 Doak Avenue, Nashville, TN 37218
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hands this 22nd day of February, 2024.

RoseMarie Porter

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 22nd of February, 2024 before me personally appeared RoseMarie Porter, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 3/25/26



EXHIBIT "A"

Being a certain tract of land located in Davidson County, Tennessee, being more specifically described as follows:

A house and lot situated and lying in Davidson County, Tennessee, and being part of Block No. 3 on the map showing GT Sheegog's Subdivision at Bordeaux, Tennessee, as of record in Book 421, page 191, Register's Office for Davidson County, being Lots No. 13 and 14 on the unrecorded plan of the Subdivision of Surveyor, February 1, 1937, as follows:

Beginning on the southwesterly margin of Doak Avenue at a point 237 feet southeast of the southeasterly margin of South Hamilton Road, thence with the southwesterly margin of Doak Avenue southeastwardly 80 feet to the corner of Lots No. 14 and 15; thence with the line between said two lots southwestwardly 150 feet; thence northwestwardly 90 feet to the corner of Lots 12 and 13; thence with the line between said two lots northeastwardly 150 feet to the point of beginning.

Being the same property conveyed to RoseMarie Porter by Quitclaim Deed from Raymond D. Wilson dated July 17, 2023 and recorded on July 18, 2023 in Instrument No. 20230718-0055199, Register's Office for Davidson County, Tennessee.

Commonly known as 3113 Doak Avenue, Nashville, TN 37218