Karen Johnson Davidson County
Batch # 1123808 DEEDWARR
04/17/2024 09:34:36 AM 2 pgs
Fees: $13.00 Taxes: $571.65
20240417-0027313

This instrument created by Beal Law Office 22 Monroe Ave, Lexington, TN 38351

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by DANIEL ALFRED DAVIS, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, CHARLES P. DAVIS, have bargained and sold and by these presents do hereby transfer and convey unto the said DANIEL ALFRED DAVIS, his heirs and assigns, in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows: 715 Hite St Nashville, TN

MAP-PARCEL NUMBERS 91-10-91

Land in Davidson County, Tennessee, being Lot No. 98 of Section 2, Urbandale, as of record in Book 1835, Page 82, Register's Office for said County, Said Lot No. 98 is described as follows:

Beginning on the westerly side of Hite Street at the corner of Lots Nos. 97 and 98; thence with the line between said lots westwardly 121.1 ft.; thence northwardly 14 ft.; thence S 77 deg. 30' West 55.6 ft.; thence northwardly 21.94 ft. to the corner of Lots Nos. 98 and 99; thence with the line between said lots eastwardly 164.2 ft. to the westerly side of Hite Street; thence with said street southwardly 48.33 ft. to the beginning.

This being the same property conveyed to Charles P. Davis by deed of Mildred W. Davis and Gloria W. Luttrell, recorded on December 7, 2001, instrument no. 20011207-0134986, Register's Office, Davidson County, Tennessee.

SAID ACREAGE INCLUDES BUT HEREBY EXPRESSLY EXCLUDES ANY AND ALL PORTIONS OF THE PUBLIC ROAD RIGHT OF WAYS.

THIS DEED WAS PREPARED FROM PREVIOUS DEED WITH NO SURVEY, NO OPINION RENDERED AS TO ACCURACY OF LEGAL DESCRIPTION.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said DANIEL ALFRED DAVIS, his heirs and assigns, forever. And I do covenant with the said DANIEL

ALFRED DAVIS, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said DANIEL ALFRED DAVIS, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I hereto set my signature on this the 17 day of April, 2024.

Charles P. Davis
CHARLES P. DAVIS

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for the said State and County, the within named, CHARLES P. DAVIS, the bargainer, with whom I am personally acquainted and who acknowledges that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Lexington, Tennessee, on this the 17 day of April, 2024.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: 7-6-2024

FUTURE TAXES WILL BE SENT TO:

The parties hereto acknowledge that Lena Beal, Attorney at Law, is not the closing agent for this transaction pursuant to the provision of Section 6045(a) of the Internal Revenue Code as amended by the Tax Reform Act of 1966.

NO TITLE OPINION RENDERED

STATE OF TENNESSEE, HENDERSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater $ _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the ___ day of _____, 2024.

_____

Pg 2 of 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 154,500
_____, **Affiant**
Subscribed and sworn before me this the
17 **Day of** April, **20**24.
Brandi Weis, **Deputy Register**