ADDRESS NEW OWNER AS:
TN Real Estate Now, LLC
P.O. Box 367
Brentwood, TN 37024

SEND TAX BILLS TO:
New Owner

Map & Parcel: 043-09-01 188.00

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 South Main Street
Springfield, TN 37172

Karen Johnson Davidson County
Batch# 1148167 DEEDWARR
06/17/2024 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $660.45
20240617-0045366

WARRANTY DEED

THIS DEED OF CONVEYANCE, executed and delivered by **JULIA A. WARREN**, married, hereinafter called the Grantor/s, to **TN REAL ESTATE NOW, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee/s;

WITNESSETH:

That for and in consideration of the sum of **$178,500.00**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor/s have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee/s, survivor, heirs, successors or assigns, a certain tract or parcel of land located in Davidson, Tennessee, being more particularly described as follows, to-wit:

Being the west 1/2 of Lot #4 of Block "H" on the map of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

Said part of said Lot #4 fronts 50 feet on the south side of Cumberland Avenue and runs back between parallel lines along the east margin of Bixler Avenue 165.5 feet to an alley.

PLAT MATTERS: The above-described property is subject to easements, setback lines, note, environmental and conservation notes and all other matters as indicated on the Final Plat of Woodlawn Estates, of record in Plat Book 843, page 82, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jesse Gainous and Sylvia Gainous, husband and wife, by Deed from Julie Ann Parker McClanahan and husband, Glenn F. McClanahan, dated May 5, 1995, of record in Book 9670, Page 404, Register's Office for Davidson County, Tennessee. Jesse Gainous died July 3, 2021 thereby vesting title solely in spouse, Sylvia Gainous. Sylvia Gainous died, testate, on December 11, 2022, a resident of Robertson County, Tennessee. Sylvia Gainous (a/k/a Sylvia A. Gainous, devised the above-described property to her daughter, Julia A. Warren, in her Last Will and Testament, of record in Case No. CH22 - CV - 515 in the Chancery Court for Robertson County, Tennessee, a certified copy which is of record in Instrument No. 20230109-0001456, Register's Office for Davidson County, Tennessee.

The property described herein is not the marital residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereto belonging or in any way appertaining unto the said Grantee/s, their survivor, heirs, successors or assigns in fee simple forever.

The Grantor/s further covenant with the Grantee/s, survivor, heirs, successors or assigns, that they are lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey same; and the same is unencumbered, except as otherwise set our herein, and that title and quiet possession thereto will warrant and forever defend against the lawful claims of all persons.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor/s have hereunto set signatures on the dates indicated in the notary acknowledgements below.

Julia A Warren
JULIA A. WARREN

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Julia A. Warren**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal on June 17, 2024.

GLL

NOTARY PUBLIC

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$178,500.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me on June 17, 2024

GLL

NOTARY PUBLIC/Register

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

Certificate of Authenticity

I, Gary L. Dilliha, 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 June 17, 2024.

Affiant Signature

6-17-24

Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me on June 17, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

