WARRANTY DEED

Karen Johnson Davidson County
Batch# 1149576 DEEDWARR
06/21/2024 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20240621-0046563

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JERRI L. DENNELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES JUNE 20, 2026

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Yohana Asgedom	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
(NAME)	(NAME)	
709 Yanoke Dr.	New Owner	081-15-0-211
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Barry Eugene Reasonover, a single man** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yohana Asgedom** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the northerly half of Lot No. 384 on the Plan of D. T. McGavock and Others Addition, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of the property.

Said North half of said Lot No. 384 fronts 50 feet on the West side of James Street, now 17th Avenue North, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to James Covington and wife, Gertrude Covington by Installment Deed from Emma Moulton, a widow of record in Book 796, page 178, Register's Office for Davidson County, Tennessee, dated December 17, 1927 and recorded on December 17, 1927.

James Covington predeceased Gertrude Covington, leaving her as surviving tenant by the entirety. Last Will and Testament of Gertrude Covington in Will Book 95, Page 355, devised property to Lucille Lane Bailey and Eugenia Lane Reasonover.

Being the same property conveyed to Lucille Lane Bailey by Quitclaim Deed from Eugenia Lane Reasonover of record in Book 5546, page 538, Register's Office for Davidson County, Tennessee, dated November 29, 1979 and recorded on December 20, 1979.

Being the same property conveyed to Eugenia Lane Reasonover by Quitclaim Deed from Lucille Lane Bailey of record in Book 5561, page 911, Register's Office for Davidson County, Tennessee, dated January 29, 1980 and recorded on February 10, 1980.

Being the same property conveyed to Barry Eugene Reasonover, by and through, Richard Manson, Trustee by Quitclaim Deed from Eugenia Lane Reasonover of record in Book 5938, page 636, Register's Office for Davidson County, Tennessee, dated June 01, 1982 and recorded on September 17, 1982.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1607 17th Ave N Nashville, TN 37208
(House Number) (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 my hand this 20th day of June, 2024.

Barry Eugene Reasonover

Barry Eugene Reasonover

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Barry Eugene Reasonover**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of June, 2024.

Jacqueline G Brown

Notary Public
My Commission Expires: 11/3/25

JACQUELINE G. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 20, 24 (date of document).

Jennifer L. Pennell

June 20, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20 day of June, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

