WARRANTY DEED

Karen Johnson Davidson County
Batch# 1164780 DEEDWARR
08/01/2024 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240801-0058276

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2024.

Notary Public

MY COMMISSION EXPIRES: 8/29/27

(AFFIX SEAL)

KATHERINE LEE
Notary Public
At Large
ROBERTSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James A. Fineman	New Owner	Tax ID 092 06 0 080.00
(NAME) 1728 14th Ave N.	(NAME)	
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, The Farmers Bank, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James A. Fineman, 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:

Land in Davidson County, Tennessee, being Lot No. 277, Block 13 on the Map of the Subdivision of the Heffernan Place of record in Book 161, Page 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 277 fronts 50 feet on the northerly side of Morena Street and runs back between parallel lines with the westerly margin of 27th Avenue North, formerly Gerry Avenue, 150 feet to an alley.

Being the same property conveyed to The Farmers Bank by Deed from Glen Watson, Successor Trustee, dated 6/28/2024 and of record in Instrument No. 20240628-0048877, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the following:

Any and all easements and minimum building setback lines of record.

Any and all matters and notes on plat of record in Book 161, Page 138, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2700 Morena Street, 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.

202408010058276

Witness my hand this 30th day of July, 2024.

THE FARMERS BANK

By: _____
Andy Nash, President/CEO

STATE OF TENNESSEE

COUNTY OF Robertson

On this 30th day of July, 2024, before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared the within named Andy Nash as President/CEO of The Farmers Bank with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the President/CEO of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand this 30th day of July, 2024

My Commission Expires:

1-26-28

_____
Notary Public

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Kathy Lee, 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 7/30/24.

Date

Affiant Signature

7/30/24

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 30th day of July, 2024.

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON