Karen Johnson
Batch # 1218656
12/20/2024 11 33 39 AM
Fees $13 00 Taxes $1,850 00

Davidson County
DEEDWARR
2 pgs

20241220-0099114

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$500,000.00** (Five Hundred Thousand)

AFFIANT

Subscribed to and sworn before me this 19th day of December, 2024

NOTARY PUBLIC MY COMMISSION EXPIRES

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Martin L. Donner 5804 Vine Ridge Drive Nashville, TN 37205	SAME AS NEW OWNER	11809026600

WARRANTY DEED

FOR AND IN 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, I/WE, **LISA ANN NEAL, AN UNMARRIED WOMAN** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MARTIN L. DONNER, AN UNMARRIED MAN** HEREINAFTER CALLED THE **GRANTEE(S),** 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 all of Lot No. 1-B, Zone Lot Subdivision of Lot One of the Revised Resubdivision of Lots 15 and 16 of Noelton Subdivision, according to plat thereof, recorded in Plat Book 6200, Page 387 and amended in Plat Book 6200, Page 485, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Lisa Ann Neal by deed from Patricia E. McAnally and Ann W. Agee, Co-Trustees for Patricia Margaret McAnally Trust u/a dated 07/26/1991, of record in Instrument No. 20020205-00115861, dated January 30, 2002 and recorded February 5, 2002, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE

This is	(**X**) IMPROVED ( ) UNIMPROVED	Property known as **1111 B CLIFTON AVENUE** **NASHVILLE, TN 37204**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever Whenever 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, this 19th day of December, 2024

Lisa Ann Neal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of December, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lisa Ann Neal** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 19th day of December, 2024.

Notary Public

Commission Expires: _____

JEFFREY M GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/03/2028
DAVIDSON COUNTY