Karen Johnson Davidson County
Batch# 1221921 DEEDWARR
12/31/2024 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20241231-0101418

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/5/2028
(AFFIX SEAL)

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0702

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Chantel Lanise Bender	New Owners	Map: 09316033000
(NAME) 119 Fain Street	(NAME)	
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($485,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ALLEGRA WALKER BIRDINE AND HUSBAND, CAREY SHAWNELL BIRDINE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHANTEL LANISE BENDER, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING the northerly 110 feet, more or less, of Lot No. 5 on the Map of Bransford Realty Company's resubdivision of part of Weakley and Warren's subdivision of Block "D", Hermitage Avenue, Book 421, Page 58, R.O.D.C., Tennessee. Said part of Lot No. 5 fronts 33 feet on the southerly side of Fain Street or Hermitage Avenue and runs back between parallel lines 110 feet, more or less to an alley.

Being the same property conveyed to Allegra Walker Birdine and husband, Carey Shawnell Birdine, by deed from William H. Birdine, Jr., unmarried, of record in Instrument No. 20220329-0035900, dated March 24, 2022, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 421, Page 58, said Register's Office; (3) Sewer Easement of record in Instrument Nos: 20230607-0043270 and 20240402-0023063, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Instrument No: 20230504-003205, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 119 Fain Street, Nashville, TN 37210
(House No.) (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 our hands this 30th day of December, 2024.

Allegra Walker Birdine

Allegra Walker Birdine

Carey Shawnell Birdine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allegra Walker Birdine and Carey Shawnell Birdine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 30th day of December, 2024.

My Commission Expires: 3.3.26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Holly A Mason, 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 12/30/24.

Affiant Signature

12/30/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 30 day of Dec., 20 24.

Notary's Signature

(Notary Seal)

CARI ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-03-2028

My Commission Expires: