Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-205

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Karen Johnson Davidson County
Batch# 1229832 DEEDWARR
01/23/2025 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20250123-0005414

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 day of January, 2025

Notary Public

Commission Expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dennis Redmon & Jill Johns Redmon 1705 17th Avenue North Nashville, TN 37208	Dennis Redmon and Jill Johns Redmon 587 Lakeshore Drive Old Hickory, TN 37138	081 11 0 175.00

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,

Patricia A. Lanier, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dennis Redmon and Jill Johns Redmon, husband and wife

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 the south half of Lot No. 392 on the Map of D. T. McGavock and Others Plan of Lots, of record in Book 21, page 41, Register's Office for said County.

Said part of Lot fronts 50 feet on the west side of 17th Avenue North, and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed by Installment Deed from Jack J. Cohen and wife, Bessie D. Cohen, and John H. Otey, Jr. to Stephen Pillow, unmarried, recorded March 11, 1988, as Book 7489 Page 613 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $39,950.00.

BEING the same property conveyed by Quit Claim Deed from Stephen Pillow to Nancy A. Edmiston, recorded September 12, 1994, as Book 9462 Page 590 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00.

BEING the same property conveyed by Quit Claim Deed from Nancy A. Edmiston, unmarried to Nancy A. Edmiston, Wilma J. Goodrich and Patricia A. Lanier, or the the survivor of such persons, recorded February 15, 2001, as Instrument No. 20010215-0014607 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00. The said Wilma J. Goodrich died on February 12, 2018. The said Nancy A. Edmiston died on September 20, 2018, leaving the said Patricia A. Lanier the sole vested owner by survivorship.

Commonly Known As: 1705 17th Avenue North, Nashville, TN 37208

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1705 17th Avenue North, Nashville, TN 37208

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 so 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.

Dated this the 22nd day of January, 2025.

Patricia A Lanier
Patricia A. Lanier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of January, 2025, before me personally appeared Patricia A. Lanier, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of January, 2025.

Cory Schuyler
Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires On
02/22/2026
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 1/22/25.

Affiant Signature – Joshua A. Terry

1/23/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/23/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27