Karen Y Johnson Davidson County
Batch# 157578 DEEDWARR
11/08/2018 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $895.40
20181108-0110608

WARRANTY DEED

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ $243,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 day of October, 2018

Notary Public

MY COMMISSION EXPIRES: 6/25/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Vera Rose Hendrickson, a single woman	Geneva Financial, LLC	142 09 0A 052.00
(NAME)	3355 South Price Rd. (NAME)	
743 Albar Drive	Suite 105	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Chandler, AZ 85248	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Lara Kirby Key and Kerrie Johnson, both married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Vera Rose Hendrickson, a single woman** , 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:

BEING Unit No. 45-B, Doral Country Villa Condominiums, Section Three, a horizontal property regime established by Master Deed of record in Book 5011, at Page 395, as amended in Book 5124, Page 167, and Book 5119, Page 749, the plat of which is of record in Plat Book 5050, at Page 48, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same lands conveyed to Betty T. Fields from C. Edward Loyal and wife, Karen G. Loyal by Deed dated June 26, 1986 and recorded July 10, 1986 in Book 6912, Page 823, in said Register's Office for Davidson County, Tennessee.

Being the same lands conveyed to Johnny A. Dean and wife, Kathy J. Dean from Betty T. Fields by Quitclaim Deed dated June 2, 1994 and recorded January 7, 1999 in Book 11287, Page 978, in said Register's Office for Davidson County, Tennessee.

Further, being the same lands conveyed to Lara Kirby Key and Kerrie Johnson, both married from Kathy J. Dean, an unmarried woman by Warranty Deed dated June 7, 2018 and recorded June 11, 2018 as Instrument No. 20180611-0055714, in said Register's Office for Davidson County, Tennessee.

Further known as: 743 Albar Drive, Nashville, TN 37221

File Number: 1810-0753

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 743 Albar Drive, Nashville, TN 37221

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 31st day of October, 2018

Lara Kirby Key

Kerrie Johnson

STATE OF TENNESSEE

COUNTY OF DeKalb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Lara Kirby Key and Kerrie Johnson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of October, 2018.

Notary Public

My Commission Expires: 1/30/21

(SEAL)

TYLER MCKAY CONGER
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

File Number: 1810-0753

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amanda J. Arthur, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/23/2022

AMANDA J ARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires