Karen Johnson Davidson County
Batch# 198992 DEEDWARR
02/26/2019 09:26:42 AM 2 pgs
Fees: $13.00 Taxes: $874.68
20190226-0017199

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $236,400.00.

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn before me this the 25th day of February, 2019.

Notary Public
My commission expires: 12/1/2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jenn Cove	Keller Mortgage, LLC dba Keller Mortgage	095-11-0 055.00
329 Blue Hills Drive	4725 Lakehurst Court, Suite 400	
Nashville, TN 37214	Dublin, OH 43016	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARY ANN HOLT SYKES, A SINGLE WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JENN COVE, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Merry Oaks, as of record in Book 1835, pages 67 and 68 Register's Office for said County.

Said Lot No. 61 fronts 86 feet on the easterly side of Blue Hills Road and runs back 234.7 feet on the north line and 303.9 feet on the south line to a dead line, measuring 94.1 feet thereon.

Being the same property conveyed to Jerald T. Sykes and wife, Mary Ann Holt Sykes, by Quitclaim Deed from Mary Ann Holt Sykes (formerly Mary Ann Holt), dated 04/07/1969, of record in Book 4328, page 208, said Register's Office.

The said Jerald T. Sykes having since died on October 01, 2008 leaving Mary Ann Holt Sykes as the sole tenant by the entirety.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 329 Blue Hills Drive, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 25th day of February, 2019.

Mary Ann Holt Sykes

Mary Ann Holt Sykes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Ann Holt Sykes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of February, 2019.

My commission expires: 9/18/22

Notary Public

