Karen Johnson Davidson County
Batch# 203989 DEEDWARR
03/08/2019 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,398.23
20190308-0021635

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,900.00

Affiant

Subscribed and sworn to before me, this 7TH DAY OF MARCH, 2019

Notary Public

MY COMMISSION EXPIRES: 11-08-2021

(AFFIX SEAL)

Morgan Harrison
State of Tennessee Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aletha Karls, a single woman	NEW OWNER (NAME)	155-15-0A-131.00 CO
5213 Beech Ridge Road (ADDRESS)	(ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Deborah K. Curl, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Aletha Karls, a single woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 131 IN STONEMEADE, SECTION II, ON PLAN OF RECORD IN BOOK 7900, PAGE 525, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION

BEING THE SAME PROPERTY CONVEYED TO DEBORAH K. CURL, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM JOHN W. MYERS, II AND WIFE, STEPHANIE B. MYERS, OF RECORD IN INSTRUMENT NO. 20090130-0008250, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5213 Beech Ridge Road, Nashville, TN 37221
(House Number) (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 my/our hand(s) this 7th day of March, 2019.

DKC

WARRANTY DEED
(Continued)

Deborah K. Curl

STATE OF GA

COUNTY OF Clarke

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah K. Curl, an unmarried woman, the herein bargainor(s), 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 the 7th day of March, 2019.

Notary Public

My Commission Expires: 4/21/22

(SEAL)

Tamara Duck
NOTARY PUBLIC
Jackson County, GEORGIA
My Comm. Expires 04/21/2022

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

Certificate of Authenticity

I, John Cobb Rochford., 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 herewith 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 Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY