Karen Johnson Davidson County
Batch# 215366 DEEDWARR
04/09/2019 09:21:12 AM 2 pgs
Fees: $13.00 Taxes: $539.83

20190409-0032117

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $145,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th day of April, 2019.

NOTARY PUBLIC

My commission expires: 12/6/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ellen Marie Kotzbauer	New Owner	163110C04600CO
(NAME)	(NAME)	
822 Beazer Lane		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		

Warranty Deed

For and in Consideration of the sum of $145,900.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Beverly D. Stokes, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Ellen Marie Kotzbauer, unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No, 46 on the Plan of Revised Bell Forge Village III, Section Five, of record in Plat Book 6900, Page 632, and amended in Book 7524, Page 552, Register's Office for said County, to which reference is made for a more complete description.

Being the same property convyed to Beverly D. Mahridge, unmarried, by deed from Jason Huff and wife, Gretchen Huff, dated September 29, 2004 and recorded as Instrument No. 20041005-0120033, Register's Office for Davidson County, Tennessee. Beverly D. Mahridge having since changed her name to Beverly D. Stokes.

This property is **improved** property known as: 822 Beazer Lane, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 5 day of April, 2019.

Beverly D. Stokes

Beverly D. Stokes

STATE OF Louisiana
COUNTY OF Rapides PARISH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beverly D. Stokes, the herein bargainor, 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 5 day of April, 2019.

Brenda P. Green

Notary Public Brenda P. Green
My Commission Expires: @death
18264

BRENDA P GREEN
NOTARY PUBLIC
NOTARY 18264
COMMISSION EXPIRES AT DEATH

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122