Karen Johnson Davidson County
Batch# 215830 DEEDWARR
04/10/2019 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20190410-0032448

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-4-19

(AFFIX SEAL)

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TN Ventures, LLC	TN Ventures, LLC	064-09-0-137.00
(NAME)	(NAME)	
P.O, Box 140933	P.O. Box 140933	064-09-0-138.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jean E. Garrett, Personal Representative of the Estate of Mildred E. Helton, Deceased**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **TN Ventures, LLC**, hereinafter called the GRANTEE(S), 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 Lot Nos. 26, 27, 28, 29, in Block 4, on the PLAN OF BERRYVILLE, of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Bobby G. Helton and wife, Mildred E. Helton by Warranty Deed dated 06/29/1972 from Ruford F. Helton and wife, Emma R. Helton of record in Book 4614, Page 968, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Mildred E. Helton by Quitclaim Deed dated 05/22/2007 from Bobby G. Helton of record in Instrument 200705300063790, Register's Office for Davidson County, Tennessee.

The said Mildred E. Helton died testate on 5/12/2018 appointing Jean E. Garrett as her Personal Representative, as evidenced in her Last Will and Testament filed under Docket #2018PR440, in the Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as Lots 26,27,28,29, Block 4, Woods Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-45285
SMG TN Warranty Deed

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 3rd day of April, 2019.

Jean E. Garrett

Jean E. Garrett, Personal Representative of the Estate
of Mildred E. Helton, Deceased

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jean E. Garrett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the Personal Representative of the Estate of Mildred E. Helton, Deceased, and that she as such Personal Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Mt Juliet, Tennessee, this 3rd day of April, 2019

Tracey Trumphour

Notary Public

My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 8/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County