Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-0633

Karen Johnson Davidson County
Batch# 220381 **DEEDWARR**
04/22/2019 03:32:21 PM 2 pgs
Fees: $13.00 Taxes: $1,106.30
20190422-0036854

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of April, 2019

Notary Public

Commission Expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jasmine Biddick 7470 Wilkinson Road Joelton, TN 37080		015-00-0-087.01

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Hokyun Galvin, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jasmine Biddick, 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:

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Tract 1:
Land in the Fourteenth Civil District of Davidson County, Tennessee, being part of Tract No. 6 on the Map of the Subdivision of the Weaver-Harris, et al Lands, as of record in Plan Book 2, page 183, Chancery Court at Nashville, described according to a survey made by C. J. Carney, Surveyor, dated October 13, 1960, as follows:

Beginning at a point in Wilkinson Road, said point being the Northwest corner of a tract of land conveyed to Gerald D. Officer and wife, by deed of record in Book 3402, Page 240, Register's Office for said county; Thence with said Wilkinson Road, North 40 degrees East 202 feet to a point; thence South 67 degrees 30 minutes East 365 feet to a point; thence South 30 degrees West 202 feet to a point; thence North 67 degrees 30 minutes West 400 feet to the point of beginning.

Tract 2:
Land in the Fourteenth Civil District of Davidson County, Tennessee, being part of Tract No. 6 on the Map of the Subdivision of the Weaver-Harris, et al Lands, as of record in Plan Book 2, page 183, Chancery Court at Nashville, described according to a survey made by C. J. Carney, Surveyor, dated October 13, 1960, as follows:

Beginning at a point in Wilkinson Road, the Southwest corner of this tract and the Northwest corner of a tract conveyed to Ben A. Overton, Jr., and wife, by deed of record in Book 3256, page

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-CR-19-7470

104, Register's Office for said County, thence with Overton's Northerly line, South 67 degrees East 373 feet to a point, thence North 34 degrees 30 minutes East 175 feet to a point; thence North 67 degrees 30 minutes West 404 feet to a point in Wilkinson Road; thence with said road, South 26 degrees 30 minutes West 297 feet to a point and South 14 degrees 45 minutes West 38 feet to the point of beginning.

Being part of the same property conveyed to Hokyun Galvin by Warranty deed from Carol Anglin Harris, unmarried of record in Instrument No. 20160309-0022390 Register's Office for Davidson County, Tennessee, dated 3/2/2016 and recorded on 3/9/2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7470 Wilkinson Road, Joelton, TN 37080 .

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 so 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.

Dated this the 19th day of April, 2019.

Hokyun Galvin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Hokyun Galvin** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of April, 2019.

Notary Public
My Commission Expires: _____

(Notary Seal)

JENYE R. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 12-28-2021
KNOX COUNTY