Karen Johnson Davidson County
Batch# 223249 DEEDWARR
04/29/2019 10:37:07 AM 2 pgs
Fees: $13.00 Taxes: $2,146.00
20190429-0039033

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

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $580,000.00.

Affiant

Subscribed and sworn before me this the 26th day of April, 2019.

Notary Public
My commission expires: 9-7-21

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Marianne W. Bingham P.O. Box 150765 Nashville, TN 37215	New Owner	146-10-0 029.00

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, JENNICE WOOD THRELKELD, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARIANNE W. BINGHAM, UNMARRIED, , 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. 9 on the Plan of Forrest Park, as of record in Book 2900, page 122, Register's Office for said County.

Said Lot No. 9 fronts 155 feet on the north side of Evansdale Drive and extends back 332 feet on the east line and 356.1 feet on the west line, which is a broken line, to a dead line in the rear on which it measures 68 feet.

Being the same property conveyed to Jennice Wood Threlkeld, reserving a Life Estate in Judson Carey Wood, by Quitclaim Deed from Judson C. Wood aka Judson Carey Wood, dated 03/22/2018, of record in Instrument No. 20180328-0028914, said Register's Office.

The said Judson Carey Wood having since died on May 27, 2018, vesting the property to Jennice Wood Threlkeld.

Also being the same property conveyed to Judson C. Wood and wife, Dorothy Nelson Wood, by Warranty Deed from Glenn A. Von Rosenberg and wife, Barbara Jo Von Rosenberg, dated 08/06/1971, of record in Book 4526, page 915, said Register's Office. The said Dorothy Nelson Wood having since died, vesting property to her surviving spouse Judson C. Wood.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 830 Evansdale Drive, Nashville, TN 37220.

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 26th day of April, 2019.

Jennice Wood Threlkeld

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jennice Wood Threlkeld, 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 26th day of April, 2019.

My commission expires:

9-6-22

Notary Public

