Karen Johnson Davidson County
Batch# 224789 DEEDWARR
05/02/2019 10:41:23 AM 2 pgs
Fees: $13.00 Taxes: $499.50

20190502-0040821

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) 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
Alexus B. McGlory, single woman	Pinnacle Bank	150070
3243 Anderson Road (ADDRESS)	(NAME) 150 3rd Ave. S Ste 1000 (ADDRESS)	465.00
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (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 Kenneth D. Davis, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Alexus B. McGlory, 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:

BEING LOT NO 6-B ON THE PLAN OF ZONE LOT DIVISION LOTS 6 AND 7 LAKESHORE WOODS SECTION ONE OF RECORD IN PLAT BOOK 6250, PAGE 482, AMENDING PLAT BOOK 5200, PAGE 502, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KENNETH D. DAVIS BY QUITCLAIM DEED FROM MARK T. BROWN AND DAPHNE J. BROWNE OF RECORD IN INSTRUMENT NO. 20070131-0012808, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 29, 2007 AND RECORDED JANUARY 31, 2007.

BEING THE SAME PROPERTY CONVEYED TO MARK T. BROWN AND WIFE, DAPHNE J. BROWN BY QUITCLAIM DEED FROM MARK T. BROWN OF RECORD IN INSTRUMENT NO. 20010313-0023980, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED MARCH 2, 2001 AND RECORDED MARCH 13, 2001.

BEING THE SAME PROPERTY CONVEYED TO MART T. BROWN, UNMARRIED BY WARRANTY DEED FROM SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF RECORD IN BOOK 8176, PAGE 780, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 16, 1990 AND RECORDED AUGUST 17, 1990.

THIS IS INVESTMENT PROPERTY AND THEREFORE THE WIFE OF KENNETH D. DAVIS IS NOT REQUIRED TO JOIN IN THE EXECUTION OF THIS INSTRUMENT.

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

unimproved ( )
This is improved (X) property, known as 3243 Anderson Road, Antioch, TN 37013
(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 30th day of April, 2019.

WARRANTY DEED
(Continued)

Kenneth D. Davis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth D. Davis, married, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2019.

Notary Public

My Commission Expires:

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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