Karen Johnson Davidson County
Batch# 225856 DEEDWARR
05/03/2019 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20190503-0041750

WARRANTY DEED

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-07-2019

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/7/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicholas Bell	Nicholas Bell	061-15-0-112.00
(NAME)	(NAME)	
1134 Ardee Avenue	1134 Ardee Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Caitlyn M. Offerman, a single woman and Donald L. Offerman and Phylis M. Offerman, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas Bell,** single man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 13 of Block "B" on the plan of the Resubdivision of Sunnymeade, of record in Book 974, pages 56 & 57, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Caitlyn M. Offerman, a single woman, and Donald L. Offerman and Phylis M. Offerman, husband and wife, by Warranty Deed dated July 8, 2016 from Terri B. Borders, married, of record in Instrument No. 20160714-0072435, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 974, pages 56 and 57, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1134 Ardee Avenue, Nashville, TN 37216
(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 this 30 day of April, 2019.

Caitlyn M. Offerman by Phylis M. Offerman her Attorney in Fact
Caitlyn M. Offerman
By: Phylis M. Offerman, her Attorney-in-Fact

Donald L. Offerman

Phylis M. Offerman

State of Texas
County of Comal

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Donald L. Offerman and Phylis M. Offerman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Comal County Texas this 30 day of April, 2019.

Notary Public
My Commission Expires: June 1, 2019

EMILY G. COLEMAN
Notary Public
STATE OF TEXAS
My Comm. Exp. June 1, 2019

State of Texas
County of Comal

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Phylis M. Offerman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for Caitlyn M. Offerman, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Caitlyn M. Offerman, the within named bargainor by the said Phylis M. Offerman, as such Attorney-in-Fact.

Witness my hand and official seal at Comal County TX, this 30 day of April, 2019.

Notary Public

My Commission Expires:

EMILY G. COLEMAN
Notary Public
STATE OF TEXAS
My Comm. Exp. June 1, 2019

File No.: 29028

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, do hereby make oath that I am a licensed 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 03-08-2021

Notary's Seal:

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021