Karen Johnson Davidson County
Batch# 233046 DEEDWARR
05/22/2019 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20190522-0048255

WARRANTY DEED

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$875,000.00~~ 365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2019

Notary Public

MY COMMISSION EXPIRES: 5-30-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 1531 Hunt Club Blvd, Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sara A. Andon	First National Bank of Middle TN	072 14 0 237.00
(NAME)	(NAME)	
1517 Douglas Ave.	1608 Williams Dr, Ste. 301	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Arnold B. Little Jr., unmarried and Churice L. Cook, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sara A. Andon, an unmarried 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 in Davidson County, Tennessee, being Lot No. 69, Dr. E. T. Brown's Subdivision of Lots 21 to 26 Brownsville Addition, as shown on plat of record in Plat Book 332, page 91, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Arnold B. Little, Jr., and wife, Churice L. Cook by Warranty deed from Norma Facio de Merrill, unmarried and Carlos Antonio Rubino-Guillen, unmarried of record in Instrument No. 20091027-0098919 Register's Office for Davidson County, Tennessee, dated October 20, 2009 and recorded on October 27, 2009.

Being the same property conveyed to Arnold B. Little, Jr., unmarried and Churice L. Cook, unmarried, as tenants in common with rights of survivorship by Quitclaim deed from Arnold B. Little, Jr., unmarried, and Churice L. Cook, unmarried of record in Instrument No. 20110808-0060766 Register's Office for Davidson County, Tennessee, dated July 25, 2011 and recorded on August 08, 2011.

Subject to 2019 Property taxes, a lien, but not yet due and payable.

Subject to all matters shown on the plan of record in Plat Book 332, page 91, said Register's Office.

Subject to any and all restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1517 Douglas Ave., Nashville, TN 37206
(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 hands this 17th day of May, 2019.

Arnold B. Little Jr.

Churice L. Cook

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arnold B. Little Jr. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of May, 2019.

Patti Robitaille
Notary Public
My Commission Expires: _____

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MARCH 01, 2023

State of Tennessee
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Churice L. Cook, the bargainor(s), 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 purposes therein contained.

WITNESS my hand and seal this 17th day of May, 2019 .

_____
Notary Public
My Commission Expires: _____

File No.: 20191981

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 hands this 17th day of May, 2019.

Arnold B. Little Jr.

Churice L. Cook

State of Tennessee
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arnold B. Little Jr. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of May, 2019.

Notary Public
My Commission Expires: _____

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Churice L. Cook, the bargainor(s), 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 purposes therein contained.

WITNESS my hand and seal this 17th day of May, 2019 .

Notary Public
My Commission Expires: 2-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 20191981

True Copy Certification

I, Yvette Meldrum, 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 according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021