This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4336

Karen Johnson Davidson County
Batch# 243024 DEEDWARR
06/13/2019 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20190613-0056829

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me, this the 12th day of June, 2019

Notary Public
My Commission Expires:

DANIELLE CHANDLER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES: APRIL 10, 2022

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Deana-Rae Bistodeau<br>6284 Old Hickory Blvd.<br>Whites Creek, TN 37189 | Everett Financial DBA Supreme<br>Lending ISAOA/ATIMA<br>14801 Quorum Dr Ste 300<br>Dallas, TX 75254 | 038-00-0-119.00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Rita J. Owen, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Deana-Rae Bistodeau**, hereinafter called the Grantee(s), his/her/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. 1 on the Plan of Sunset Strip Subdivision of record in Plat Book 4300, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rita J. Owen by Special Warranty deed from FV-1, Inc of record in Instrument No. 20050524-0058281 Register's Office for Davidson County, Tennessee, dated May 10, 2005 and recorded on May 24, 2005.

This is improved property located at: **6284 Old Hickory Boulevard, Whites Creek, TN 37189.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 12th day of June, 2019.

GRANTOR:

Rita J. Owen

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rita J. Owen, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of June, 2019.

Notary Public
My Commission expires: 9-20-21



201906130056829

**True Copy Certification**

I, Danielle Chandler, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Danielle Chandler who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8.4.20

Notary Seal

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY