Karen Johnson Davidson County
Batch# 278204 DEEDWARR
09/03/2019 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20190903-0088117

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

MEGAN KRINER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this 29th **day of August, 2019.**

Notary Public
My commission expires: May 3, 2020

06-1907-77255

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Elizabeth Nostrand	New Owner	053-06-0-A-082.00 CO
2168 Riverway Dr		
Old Hickory TN 37138		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Freddy G. Padgett, a single man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Elizabeth Nostrand an unmarried woman and David Mayhood, an unmarried man, as joint tenants with rights of survivorship**, hereinafter called the Grantees, their successors 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. 82, on the Plan of Phase 2, Waterford, of record in Book 7900, Pages 412 - 413, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Peggy J. Nance, a single woman from Kelley D. Gillespie a/k/a Kelley D. Gillispie a/k/a Kelley D. Jones, joined by her husband, James R. Jones, dated December 6 and 7, 2005, recorded December 9, 2005, of record in Instrument No. 20051209-0148036, Register's Office for Davidson County, Tennessee.
Further being the same property conveyed to Peggy J. Nance and Freddy G. Padgett, husband and wife by Quitclaim Deed from Peggy J. Nance, dated March 27, 2008, recorded April 16, 2008, of record in Instrument No. 20080416-0038377, Register's Office for Davidson County, Tennessee. The said Peggy J. Nance, also known as Peggy Jean Padgett, having since died on July 5, 2010, leaving Freddy G. Padgett as sole surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2168 Riverway Dr, Old Hickory, TN 37138.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 27 day of August, 2019.

Freddy G. Padgett

STATE OF SC
COUNTY OF BERKELEY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Freddy G. Padgett**, 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 on this 27 day of August, 2019.

Notary Public

My Commission expires: 9/16/24

PAULETORIA J. WALZ
Notary Public-State of South Carolina
My Commission Expires
September 16, 2024

True Copy Certification

I, Megan Kriner, 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.

Megan Kriner

State of Tennessee

County of Wilson

Personally appeared before me, Jason C. Nguyen, a notary public for this county and state, Megan Kriner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jason C. Nguyen

My Commission Expires: 5/17/21

{Notary' Seal}

