WARRANTY DEED

Karen Johnson Davidson County
Batch# 279332 DEEDWARR
09/03/2019 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20190903-0088591

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Kelsey Hime Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2019.

Jon Perry
Notary Public

MY COMMISSION EXPIRES: 10-12-19
(AFFIX SEAL)

Jon Perry
State of Tennessee
Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-081377

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kelsey Hime Anderson and Sunshine Marie LaSart	Kelsey Hime Anderson and Sunshine Marie LaSart	
(NAME) 1304 Tuckahoe Dr.	(NAME) 1304 Tuckahoe Dr.	050-03-0-043.00
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Forty-Five Thousand And No/100 Dollars ($145,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BRANDON D. HENDRIXSON, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KELSEY HIME ANDERSON AND SUNSHINE MARIE LASART, A MARRIED COUPLE, 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. 40 on the Plan of Bellshire Terrace, Section One, Phase Two of record in Plat Book 6250, Page (s) 179 and 180, 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 Brandon D. Hendrixson and wife, Emily P. Webb-Hendrixson by Warranty deed from Tamara Bagwell, unmarried of record in Instrument No. 20130228-0020276 Register's Office for Davidson County, Tennessee, dated February 25, 2013 and recorded on February 28, 2013.

Being the same property conveyed to Brandon D. Hendrixson, unmarried by Quit Claim deed from Emily P. Webb-Hendrixson of record in Instrument No. 201909030088590 Register's Office for Davidson County, Tennessee, dated August 28, 2019 and recorded on _____.

unimproved ☐
This is improved ☒ property, known as 1304 Tuckahoe Drive, Nashville, TN 37207
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Brandon D. Hendrixson, UNMARRIED this 28th day of August, 2019.

Brandon D. Hendrixson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 28th day of August, 2019, before me personally appeared Brandon D. Hendrixson, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of August, 2019.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

Jon Perry
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Tracey Cerrato, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Tracey Cerrato, 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: 01/24/2023

