Karen Johnson Davidson County
Batch# 292296 DEEDWARR
09/27/2019 11:10:14 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20190927-0098519

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane
Columbia, Tennessee 38401

Return to:
Security Title & Escrow Company, LLC
1517 Hatcher Lane, Ste.A
Columbia, TN 38401

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Richard D. Downing, a single person,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Travis D. Tidwell, a single man,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

**Located in Davidson County, Tennessee being Lot No. 121 on the Plan of Section 26, Charlotte Park, formerly "Beacon Square Section 2", as shown by plat appearing of record in Plat Book 3700, Page 91, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.**

**Being the same property conveyed to Richard D. Downing, by Quitclaim Deed dated March 8, 2019, of record of Instrument No. 20190321-0025496, Register's Office of Davidson County, Tennessee. See also deed dated October 18, 2004, of record in Instrument No. 20041022-0127210, Register's Office of Davidson County, Tennessee.**

**Map & Parcel: 102-7-0-41**

**Property Address: 6632 Cabot Drive, Nashville, Tennessee 37209**

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **Davidson** County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the **20th** day of **September, 2019**.

Richard D. Downing

**Richard D. Downing**

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Personally appeared before me, the undersigned, **Richard D. Downing,** with whom I am personally acquainted, and who acknowledged that **he** executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this **20th** day of **September, 2019**.

My commission expires:
**February 28, 2022**

Notary Public

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. FEBRUARY 28, 2022 MAURY COUNTY

STATE OF TENNESSEE – Davidson COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **335,000.00.**

Affiant

Subscribed and sworn to before me, this **20th** day of **September, 2019**.

My commission expires:
**February 28, 2022**

Notary Public

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. FEBRUARY 28, 2022 MAURY COUNTY

NEW PROPERTY OWNERS:

**Travis D. Tidwell**

**6632 Cabot Drive**

**Nashville, TN 37209**

PERSON(S) RESPONSIBLE FOR TAXES:

Same