This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 300905 DEEDWARR
10/15/2019 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20191015-0105498

State of ~~Tennessee~~ Missouri
County of ~~Davidson~~ St Louis City

The actual consideration or value, whichever is greater for this transfer is: $ 160,000.00

Affiant Signature

Subscribed and sworn to before me on this the 27th day of September, 2019

Notary Public

My Commission expires 03 / 20 / 2023

EVA MARIE HALE
Notary Public - Notary Seal
St. Louis City - State of Missouri
Commission Number 15160940
My Commission Expires Mar 20, 2023

NAME AND ADDRESS OF PROPERTY OWNER:
Dereada Amos
3539 Seneca Forest Dr.
Nashville, TN 37217-4503
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 136100B07900CO

WARRANTY DEED

19NT00796

Effective the 27th day of September, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

SAMUEL DAWSON BARTEL, AN UNMARRIED MAN

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

DEREADA AMOS, A SINGLE PERSON

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Unit No. 23, on the Plan of A Revision of Lots 21-32, 29 & 40 on Condominium Site Plan, Lots 21-40, Section Five, Priest Lake Forest, of record in Plat Book 6250, Page 49, Register's Office for Davidson County, TN to which plat reference is hereby made for a more complete description.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Samuel Dawson Bartel, an unmarried man, by Warranty Deed from Benjamin L. Johnson, a single man, and Patricia A. Johnson, an unmarried woman, dated 04/23/2018 and recorded 04/23/2018 in Document #20180423-0038168, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 3539 Seneca Forest Dr, Nashville TN 37217.

Tax ID: 136100B07900CO

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 27th day of September, 2019

Samuel Dawson Bartel

State of ~~Tennessee~~ Missouri
County of ~~Davidson~~ St. Louis

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Samuel Dawson Bartel,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 27th day of September, 2019.

Notary Public

My commission expires: March 20, 2023

EVA MARIE HALE
Notary Public - Notary Seal
St. Louis City - State of Missouri
Commission Number 15160940
My Commission Expires Mar 20, 2023

Certificate of Authenticity

I, Christy Jones, do hereby make oath that I am a license 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 executed and authenticated according to law.

Christy Jones

Signature

State of Tennessee

County of Davidson

Personally appeared before me _____, a notary public for this county and state, Christy Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stephanie Coleman

Notary's Signature

My Commission Expires: 3-21-23

Notary's Seal (If on paper)

STEPHANIE COLEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY