Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson Davidson County
Batch# 315287 DEEDWARR
11/14/2019 09:24:51 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20191114-0117373

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS day of November, 2019

Notary Public

MY COMMISSION EXPIRES 10/24/20

(AFFIX SEAL)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Julianna Carella	ORIGIN Bank	073 01 0 008.00
(NAME)	(NAME)	
2020 McGavock Pike	1800 N. Hudson Ste 2A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Monroe La 71201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jo Ellen Ingram and Calvin Ingram, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Julianna Carella, an unmarried woman**, 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:

Being Lot No. 10 of Block "G" on the map of Country Club Estates, as of record in Book 843, Page 95, said Register's Office. Said Lot No. 10 fronts 100 feet on the easterly side of McGavock Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Jo Ellen Ingram and Calvin Ingram, wife and husband by Warranty Deed from Kimberly Stewart, a single woman dated January 25, 2016 and recorded February 1, 2016 as Instrument No. 20160201-0009589, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2020 McGavock Pike, Nashville, TN 37216

File Number: FND-1910658SSO

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.

Witness our hands this 8 day of November, 2019.

Jo Ellen Ingram

Calvin Ingram

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jo Ellen Ingram and Calvin Ingram, wife and husband, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of November, 2019.

Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

File Number: FND-1910658SSO