WARRANTY DEED

Karen Johnson Davidson County
Batch# 323224 DEEDWARR
12/02/2019 03:08:33 PM 3 pgs
Fees: $18.00 Taxes: $425.50

20191202-0123883

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 day of November, 2019.

Notary Public

MY COMMISSION EXPIRES: 2.8.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Leroy Wolford	New Owner	149 09 0 172.00
(NAME)	(NAME)	
4829 Barclay Square Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, WE, **Micheal Upshaw, a 20% interest, Sharon Upshaw, a 20% interest, Pamela Kellum, a 20% interest, Dianne Jordan, a 20% interest, Eric Upshaw, a 10% interest and Chasity Upshaw Baskett, a 10% interest**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Leroy Wolford**, hereinafter called the Grantee, his 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. 69 on the Plan of Barclay Square, Section 3, of record in Plat Book 4675, Page 154, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John A. Upshaw by Cash Deed for Tennessee from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C. dated March 18, 1994 and recorded March 21, 1994 in Book 9285, Page 184, in said Register's Office for Davidson County, Tennessee. Affidavit of Heirship recorded September 16, 2016 as Instrument No. 20160916-0097674, in said Register's Office for Davidson County, Tennessee. The said John A. Upshaw having died on March 29, 2016. Further being conveyed by Quitclaim Deed to Micheal Upshaw, a 20% interest, Sharon Upshaw, a 20% interest, Pamela Kellum, a 20% interest, Dianne Jordan, a 20% interest, Eric Upshaw, a 10% interest and Chasity Upshaw Baskett, a 10% interest of record in Instrument No. 20191202-0123882, 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.

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unimproved ☐
This is improved ☒ property, known as 4829 Barclay Square Drive, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his 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 22nd day of November, 2019.

Micheal Upshaw

Micheal Upshaw

Sharon Upshaw by Micheal Upshaw Attorney in fact

Sharon Upshaw by Micheal Upshaw, Attorney In Fact

Pamela Kellum by Micheal Upshaw Attorney in fact

Pamela Kellum by Micheal Upshaw, Attorney In Fact

Dianne Jordan by Micheal Upshaw Attorney in fact

Dianne Jordan by Micheal Upshaw, Attorney In Fact

Eric Upshaw by Micheal Upshaw Attorney in fact

Eric Upshaw by Micheal Upshaw, Attorney In Fact

Chasity Upshaw Baskett by Micheal Upshaw Attorney in Fact

Chasity Upshaw Baskett by Micheal Upshaw, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Michael Upshaw, 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 22nd day of November, 2019.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Micheal Upshaw , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sharon Upshaw, Pamela Kellum, Dianne Jordan, Eric Upshaw and Chasity Upshaw Baskett, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the above referenced, for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of November, 2019.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

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