Karen Johnson Davidson County
Batch# 364055 DEEDWARR
02/27/2020 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $994.93
20200227-0021604

WARRANTY DEED

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,900.00.

Emily J Reed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/26/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Beverly Bean	Quicken Loans, Inc.	Parcel ID: 150 09 0A 162.00
(NAME) 3469 Calais Cir.	(NAME) 1050 Woodward Avenue	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Detriot, MI 48226-1906	
(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, **Christine M. Smith, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Beverly Bean, a married 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:

Land in Davidson County, Tennessee, being Lot No. 338, on the Plan of Forest View Park, Section X, Phase One, of record in Plat Book 7900, Page 356, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Christine M. Smith, unmarried by Warranty Deed from Paul B. Tinsley and wife, Crystal L. Tinsley dated December 18, 1998 and recorded December 22, 1998 in Book 11264, Page 678, in said Register's Office for Davidson County, Tennessee.

Subdivision Restrictions, Building Liens and Easements of record in Plat Book 7900, page 356 and Page 720, in the Register's Office of Davidson County, Tennessee.

Easements of record at Instrument No. 20020911-0110966 and 2006112-0145185, as recorded in the said Register's Office.

Open Space/Common Area of record in Instrument No. 20051201-0144154, in the said Register's Office.

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 3469 Calais Cir., 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 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 25 day of Feb., 2020

Christine M. Smith

Christine M. Smith

STATE OF KENTUCKY

COUNTY OF HARDIN

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Christine M. Smith, an unmarried woman, 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 25th of February, 2020.

Notary Public 599863

My Commission Expires: 4/24/22

(SEAL)

Certificate of Authenticity

I, Venikkia Branch, 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 herewith 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21