Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0614

Karen Johnson Davidson County
Batch# 375798 DEEDWARR
03/23/2020 10:34:30 AM 4 pgs
Fees: $23.00 Taxes: $1,063.75
20200323-0031312

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of March, 2020

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Amanda L. Avratin 5662 Clarksville Pike Joelton, TN 37080	Gateway Mortgage Group, a division of Gateway First Bank 9145 Cross Park Drive Knoxville, TN 37923	029-00-0-231.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Thomas R. Adcock, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amanda L. Avratin, a single 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 the 14th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the East margin of Clarksville Pike, the same being located 125 feet South of the Southwest corner of the property conveyed to William L. Adrian by deed of record in Bock 1518, Page 539, RODC, Tenn; Thence North 21 degrees 04 minutes West along the East margin of said pike 77.75 feet to an iron pin at the beginning of a 25 foot radius; thence around said radius Northeasterly 36.37 feet to an iron pin in the South margin of a proposed 50 foot road; thence North 62 degrees 26 minutes East With the South margin of a proposed road 295.15 feet to an iron pin; thence South 27 degrees 34 minutes East 100.5 feet; thence South 62 degrees 56 minutes West 330 feet to the point of beginning and containing 0.76 acres.

Being the same property conveyed to Douglas T. Spencer and wife, Judy D. Spencer by Warranty deed from Frances Magdalene Lesley and husband Otis W. Lesley of record in Book 6591, page 470, Register's Office for Davidson County, Tennessee, dated June 26, 1985 and recorded on June 26, 1985. (Value or consideration shown in aforementioned deed $20,000.00.)

Being the same property conveyed to Emmy Hendrick, Trustee The 5662 Clarksville Hwy Trust by Warranty deed from Douglas T. Spencer and wife, Judy D. Spencer of record in Instrument No. 20181029-0106968 Register's Office for Davidson County, Tennessee, dated October 23, 2018 and recorded on October 29, 2018. (Value of consideration shown in aforementioned deed $88,000.00.)

Being the same property conveyed to Thomas R. Adcock, a single man by Warranty deed from Emmy Hendrick, Trustee The 5662 Clarksville Hwy Trust of record in Instrument No.

20181203-0117395 Register's Office for Davidson County, Tennessee, dated November 29, 2018 and recorded on December 03, 2018. (Value of consideration shown in aforementioned deed $82,900.00.)

Being also known as 5662 Clarksville Pike, Joelton, Tennessee 37080.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5662 Clarksville Pike, Joelton, TN 37080

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the ~~20th~~ 17th T.R.A. day of March, 2020.

Thomas R. Adcock

Thomas R. Adcock

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

See attached certificate

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Thomas R. Adcock** with whom I am personally acquainted (or proved to me on the basis of satisfactory evicence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of March, 2020.

Notary Public
My Commission Expires: _____

(Notary Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Monterey)

On March 17, 2020 before me, Andrew Martin Clarke, Notary Public
(insert name and title of the officer)

personally appeared Thomas R. Adcock,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ANDREW MARTIN CLARKE
Notary Public - California
Monterey County
Commission # 2218289
My Comm. Expires Oct 28, 2021

Signature _____ **(Seal)**

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

