Karen Johnson Davidson County
Batch# 376292 DEEDWARR
03/23/2020 03:51:30 PM 4 pgs
Fees: $23.00 Taxes: $851.00
20200323-0031632

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

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 230,000.00

Affiant Signature

Subscribed and sworn to before me on this the 20TH day of March, 2020.

Notary Public
My Commission expires:

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
RACHEL CONRAD
121 CARRIAGE DRIVE
NASHVILLE, TN 37221

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL NUMBER: Tax ID: 14202010500

WARRANTY DEED
20NT00307

Effective the 20TH day of MARCH, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JENNIE L. CONRAD, A WIDOWED WOMAN

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

RACHEL CONRAD, A MARRIED WOMAN

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

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Cross Timbers, Section 3, of record in Book 4175, Page 21, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

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

Being the same property conveyed to Kim R. Conrad and wife, Jennie L. Conrad, by Warranty Deed from Nelda R. Watts, unmarried, dated 05/24/1985 and recorded 05/30/1985 in Book 6568, page 110, Register's Office for Davidson County, Tennessee. Kim R. Conrad died 06/18/2012, leaving Jennie L. Conrad as surviving tenant by entirety.

This is an improved property commonly known as 121 Carriage Dr, Nashville, TN 37221

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, their heirs and assigns, forever. We do covenant with 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, 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 GRANTEE, 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 my hand this the 20TH day of MARCH, 2020

Jennie L Conrad
JENNIE L. CONRAD

State of FLORIDA
County of

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JENNIE L. CONRAD,** 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 20TH day of MARCH, 2020.

See attached acknowledgment
JP

Notary Public

My commission expires: _____

FLORIDA SHORT-FORM INDIVIDUAL ACKNOWLEDGMENT
FS 117305(13) -- Effective Januay 1, 2020

State of Florida)
County of Lake }

The foregoing instrument was acknowledged before me by means of

[X] physical presence

[ ] Online Notarization

this 20th day of March , 2020

Jennie L Conrad
name of person acknowledging

Linda J Kauffman
signature of Notary Public - State of Florida

LINDA J KAUFFMAN
Notary Public - State of Florida
Commission # GG 939231
My Comm. Expires Feb 27, 2024
Bonded through National Notary Assn.

Linda J Kauffman Notary Public
my commission # GG 939 231 expires 2/27/2024

[ ] Personally known

seal

[X] Produced Identification

Type of identificaton produced

Florida drivers license

Description of Attached Document

Title of Type of Document warranty deed

Document Date 2/20/2020 Number of Pages 2

Signers (other than named above

Certificate of Authenticity

I, Jill Neely, 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.

Jill Neely

Signature

State of Tennessee

County of Davidson

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

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021