WARRANTY DEED

Karen Johnson Davidson County
Batch# 380544 DEEDWARR
04/01/2020 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $316.50
20200401-0035018

STATE OF ~~TENNESSEE~~ Arkansas
COUNTY OF Franklin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,540.00.

Bettye Page by Shelly McMillan, Attorney in Fact
Affiant

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

JOYCE A. DUGNAN NOTARY PUBLIC #12393807 EXP. 07 01 23 SEBASTIAN COUNTY, ARKANSAS

Joyce A. Dugnan
Notary Public

MY COMMISSION EXPIRES: 7/1/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 2818 Bransford Avenue, Nashville, TN 37204

File No.: TN-2020-5178-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nell H. Jones	SAME	147 02 0A 023.00
(NAME)	(NAME)	
837 Edmondson Pike		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eighty-Five Thousand Five Hundred Forty And No/100 Dollars ($85,540.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BETTYE PAGE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NELL H. JONES**, 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:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 23, Building No. C, in The Coach House, of record in Book 4675, page 107, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Bettye Page by Warranty Deed from Charles J. Beardsworth, Jr. and wife, Donna M. Beardsworth recorded 12/31/1978 in Book 5384, Page 241, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 523 Harding Place, Apt 23, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 22 day of March, 2020

Bettye Page

BY: Bettye Page by Sherry McClellan, Attorney in-fact
Sherry Lynn McClellan, Attorney-in-fact

STATE OF Arkansas
COUNTY OF Franklin

Before me, the undersigned authority, a Notary Public within and for the State of ~~Tennessee~~ Arkansas, appeared Sherry Lynn McClellan, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Bettye Page, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Bettye Page, the bargainor(s), by the said Sherry Lynn McClellan, as Attorney-in-Fact.

WITNESS my hand and seal, this 22 day of March, 2020.

Joyce A. Duignan
NOTARY PUBLIC

My Commission Expires: 7/1/2023

JOYCE A DUIGNAN NOTARY PUBLIC #12393807 Exp. 07.01.2023 SEBASTIAN COUNTY, ARKANSAS

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 2/14/2020

