Karen Johnson Davidson County
Batch# 381384 DEEDWARR
04/03/2020 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20200403-0035816

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Subscribed and sworn to before me, this ~~31st~~ 2nd day of ~~March~~ April, 2020.

Notary Public
My commission expires: OCT 2 0 2020

03-2003-38933

Address of New Owner:	Send Tax Bills to:	Tax Information:
Anneliese Therese Beckers 202 Blanchard Pl Nashville TN 37214	Anneliese Therese Beckers 202 Blanchard Pl Nashville, TN 37214	095-04-0-125.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Janet Wender, a single person**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Anneliese Therese Beckers, an unmarried woman**, hereinafter called the Grantees, their successors 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. 75, on the Plan of Eva-Mor Heights, of record in Book 1424, Page 149, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Derek White and Jessica E. Hardin, both unmarried by deed from Tammy Michelle Britt, unmarried, dated July 14, 2006, recorded July 18, 2006, of record in Instrument No. 20060718-0086774, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Janet Wender by deed from Derek Daniel White and Jessica E. Hardin, dated June 20, 2012, recorded August 7, 2012, of record in Instrument No. 20120807-0070398, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 202 Blanchard Pl, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 31st day of March, 2020.

Janet Wender

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Janet Wender**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 31st day of March, 2020.

Notary Public

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 03/08/2021

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

