WARRANTY DEED

Karen Johnson Davidson County
Batch# 394410 **DEEDWARR**
05/01/2020 10:22:15 AM 2 pgs
Fees: $13.00 Taxes: $2,434.60

20200501-0045700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $658,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bradley J. Mehaffey and Kathryn Mehaffey, husband and wife	**NEW OWNER**	Map: 14412002400
(NAME) 5891 East Ashland Dr.	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED FIFTY-EIGHT THOUSAND AND NO/100 DOLLARS ($658,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JANELLE HOLT FKA JANELLE H. BITER, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRADLEY J. MEHAFFEY AND KATHRYN MEHAFFEY, HUSBAND AND WIFE,

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. 33 on the Plan of OTTER CREEK HILLS, as of record in Book 2900, Pages 110 and 111, Register's Office for said County, and described as follows:

BEGINNING at a point in the northerly margin of East Ashland Drive at the Corner of Lots Nos. 32 and 33; thence with the line between said lots, northwesterly 435 feet to the line of Lot No. 34; thence with the line between Lots Nos. 33 and 34; Northwesterly 118 feet to a corner of Lot No. 37; thence with the line between Lots 33 and 37, southwesterly 175 feet to a corner of Lot No. 35; thence with the line between Lots 33 and 35, southerly 379 feet to the northerly margin of East Ashland Drive; thence with the margin of the same, easterly 200 feet to the point of beginning.

Being the same property conveyed to Janelle H. Biter, by Quitclaim Deed from Charles D. Biter, of record in Instrument No. 20040706-0079977, dated July 1, 2004, said Register's Office. See also deed of record in Book 5930, Page 766, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 110 and 111, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5891 East Ashland Dr., Nashville, TN 37215
(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 1st day of April, 2020.

Janelle Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janelle Holt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 1st day of April, 2020.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.