Karen Johnson Davidson County
Batch# 396348 DEEDWARR
05/06/2020 11:59:26 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20200506-0047251

WARRANTY DEED

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-19-2023

FERRELL-H20081

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th DAY OF May, 2020.

(Affix Seal) Notary Public

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Vacation World, Inc and KJ Texas Properties, LLC	NEW OWNER'S	105.01-0-550.00
245 S. Wildwood Drive		
Branson, MO 65616		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ELAINE N. FERRELL, A SINGLE PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto VACATION WORLD, INC AND KJ TEXAS PROPERTIES, LLC, hereinafter called the Grantee(s), their successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 47 on the Plan of Southside Park Estates, Section I, of record in Book 4460, Page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 47 front 56 feet on the westerly side of Twelfth Avenue South and runs back 179 feet.

Being the same property conveyed to Elaine N. Ferrell, a single person by deed from The Estate of Charlie Gosey, Frankie Sherrell, Executrix of record in Book 11012, Page 442, recorded on 07/08/1998, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1017 12th Avenue South, Nashville, Tennessee 37203 .

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; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 1st day of May, 2020 :

Elaine N. Ferrell

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named ELAINE N. FERRELL, A SINGLE PERSON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 1st day of May, 2020.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023