STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $269,900.00.

Amy Powell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21st day of May, 2020.

Gail C. Vincent
NOTARY PUBLIC

My commission expires:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Amy Powell (NAME)	New Owner (NAME)	08414010800
220 Amherst Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37214		

Karen Johnson Davidson County
Batch# 405727 **DEEDWARR**
05/26/2020 01:10:26 PM 2 pgs
Fees: $13.00 Taxes: $998.63

20200526-0054020

Warranty Deed

For and in Consideration of the sum of $10.00 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 **Cathy Davenport Bettini,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Amy Powell, unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 74 on the Plan of Walnut Grove, as of record in Book 2133, Page 87, Register's Office for said County.

Said Lot No. 74 fronts 80 feet on the west side of Amhert Drive and runs back between lines 151.2 feet on the north line and 153.1 feet on the south line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Hilden E. Davenport and wife, Helen A. Davenport by deed from E. S. Evans, Inc., a Tennessee Corporation, of record in Book 2301, page 487, said Register's Office. Hilden E. Davenport having predeceased Helen A. Davenport. Helen A. Davenport being one in the same as Helen Ball Davenport. Helen Ball Davenport having died and under Article II, Part 5, of the Last Will and Testament of Helen Ball Davenport, deceased, of record in Probate File 19P1459, Probate Clerk's Office for Davidson County, Tennessee, property was devised to Cathy Davenport Bettini.

This property is __unimproved _X_improved property known as: 220 Amherst Drive, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 21st day of May, 2020.

Cathy Davenport Bettini

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cathy Davenport Bettini, the herein bargainor, 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 the 21st day of May, 2020.

Notary Public
My Commission Expires:

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122