Karen Johnson Davidson County
Batch# 410051 DEEDWARR
06/04/2020 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $604.95
20200604-0057462

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,500.00

Robert Perkins
Affiant

Subscribed and sworn to before me, this 28TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

THIS INSTRUMENT WAS PREPARED BY
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Perkins, an unmarried man	Cardinal Financial Company, LP, (NAME)	
445 Janette Ave (ADDRESS)	3701 Arco Corporate Drive, STE 200 (ADDRESS)	033-12-0-139.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Charlotte, NC 28273 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Dawn M. Honeycutt and Robin B. Felts., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert Perkins, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that 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. 73, on the Plan of Gateway of Section 1, of record in Plat Book 3300, Page 39 and 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 74 feet on the South side of Janette Avenue and runs back 172.07 feet more or less on the East line and 161. 5 feet more or less on the West line to Dry Creek and measures 75 feet more or less.

Being the same property conveyed to Charles T. Brady and wife, Janie M. Brady by Warranty deed from Jones Lumber company, Incorporation of record in Book 4116, page 521, Register's Office for Davidson County, Tennessee, dated June 24, 1967 and recorded on June 27, 1967.

By Final Degree of Absolute divorce recorded on December 22, 1973 of record in Book 7431, Page 893, in the Register's Office for Davidson County, Tennessee, the Circuit Court for Davidson County, Tennessee divested Charles T. Brady of the property and vested the same solely in Janie M. Brady.

Janie Lawrence Brady died testate on October 19, 2019. By her will, admitted to probate by order entered February 6, 2020 by the Seventh Circuit Court for Davidson County, Tennessee, Case 20P-151, said property was devised to Dawn M. Honeycutt and Robin B. Felts.

This property is not a residence of the Grantor, spouse, or any dependent.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 445 Janette Ave, Goodlettsville, TN 37072
(House Number) (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 my/our hand(s) this 28th day of May, 2020.

WARRANTY DEED
(Continued)

Dawn M. Honeycutt

Robin B. Felts.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dawn M. Honeycutt and Robin B. Felts, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of May, 2020.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

RETURN TO:
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

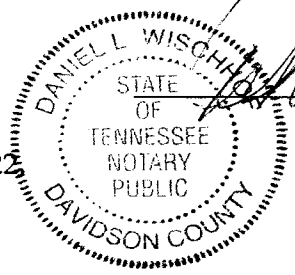
CERTIFICATE OF AUTHENTICITY

I, the undersigned Theresa C. Richardson, 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.

Theresa C Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Theresa C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



My commission expires 7/9/2022