Karen Johnson Davidson County
Batch# 411023 DEEDWARR
06/05/2020 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,063.75
20200605-0058121

WARRANTY DEED

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2020.

Notary Public

MY COMMISSION EXPIRES: 2-21-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
K. Thomas Sidwell	NEW OWNER	115-02-0-017.00
(NAME)	(NAME)	
121 First Ave. S, Suite 200		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I, **Loura Jane Herndon Baxendale**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **K. Thomas Sidwell**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 8th Civil District of said County described according to a survey made by Z. J. Wilkinson, Surveyor, February, 1960, as follows:

Beginning on the westerly margin of Davidson Drive at the northeast corner of Lot No. 8 on the Plan of Glennwood, as of record in Book 2854, Page 17, Register's Office for said County; thence with the northerly line of said Lot No. 8, south 88° 15' west 144 feet to the center of a creek; thence with the center of same north 11° 10' east 109.7 feet; thence eastwardly 125 feet to the westerly margin of said Davidson Drive; thence with the same southwardly 100.8 feet to the beginning.

Being the same property conveyed to Bennett Howard Herndon, Jr. by Warranty Deed dated 07/18/1960 from H. L. Crowder of record in Book 3100, Page 491, Register's Office for Davidson County, Tennessee.

Bennett Howard Herndon, Jr. died November 8, 2019 leaving Loura Jane Herndon Baxendale as his sole surviving heir at law as evidenced by Affidavit of Heirship dated 12/17/2019 of record in Instrument 202001080002719, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per boundary plat of record in Plat Book 2854, Page 17, Register's Office for Davidson County, Tennessee.
County of Davidson taxes for the year 2020 and subsequent years, a lien not yet ascertainable, due or payable

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 969 Davidson Drive, Nashville, TN 37205

(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 GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 29th day of May, 2020.

Loura Jane Herndon Baxendale by Ann D. Cochran, Attorney in Fact

Loura Jane Herndon Baxendale by Ann D. Cochran,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann D. Cochran with whom I am personally acquainted and who proved her/himself to be the Attorney in Fact for Loura Jane Herndon Baxendale, and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of May, 2020.

Kimberly D Hicks

Notary Public
My Commission Expires: 2-21-22

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

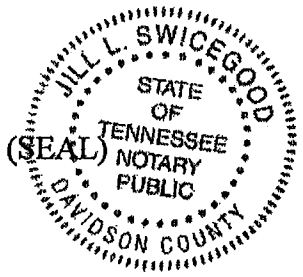
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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