Karen Johnson Davidson County
Batch# 415175 DEEDWARR
06/16/2020 07:23:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20200616-0061503

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

DAWN MARTIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-BC-20-2305

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jackie Lee Midkiff	**Pinnacle Bank**	
(NAME)	(NAME)	
2305 Donna Hill Ct.	**150 3rd Avenue S, Suite 1000**	**073-11-0-101.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Nashville, TN 37201**	
(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 consideration, the receipt of which is hereby acknowledged, **STACEY CHRISTENSEN AND JOSHUA CHRISTENSEN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACKIE LEE MIDKIFF, MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 43 on the Plan of Revision of Section One, Sunset View of record in Plat Book 2331, Pages 100 and 101 and revised in Book 2663, Pages 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stacey Christensen, married by Warranty deed from Stephen L. Minton, married of record in Instrument No. 20071011-0120937 Register's Office for Davidson County, Tennessee, dated October 10, 2007 and recorded on October 11, 2007.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page (s) 100 and 101 and Revised in Book 2663, Page 27 and 28, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2492, Page 307; Book 2492, Page 631, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

The signatures of Stacey Christensen and Joshua Christensen are signed by their duly appointed Attorney-in-Fact, Margaret Means, pursuant to the Powers of Attorney of record in Instrument No. 202006160061502 and Instrument No. 202006160061501, said Register's Office

This is **improved** property known as: **2305 Donna Hill Ct., Nashville, Tennessee 37214.**

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), their heirs and 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), 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 the 4th DAY OF JUNE, 2020.

Stacey Christensen by Margaret Means, Attorney in Fact

Stacey Christensen by Margaret Means,
Attorney in Fact

Joshua Christensen by Margaret Means, Attorney in Fact

Joshua Christensen by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of STACEY CHRISTENSEN AND JOSHUA CHRISTENSEN, and who acknowledged he/she/they executed the same as the free act and deed of the said STACEY CHRISTENSEN AND JOSHUA CHRISTENSEN.

Witness my hand and official seal, this the 4th of June, 2020.

Dawn Martin

Notary Public
My Commission Expires: 10/2/23
(SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/3/23
Notary' Seal (if on paper)

