Karen Johnson Davidson County
Batch# 423719 DEEDWARR
06/23/2020 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $222.00
20200623-0067656

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1885TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00.

Affiant Andrew Waters

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th day of June, 2020.

Notary Public
Commission Expiration: 3-23-21

CHAD WATERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Kenneth D. Vetetoe and Angela L. Vetetoe 146 Link St. Goodlettsville, TN 37072	Same as new owner	025-04-0-007.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Nancy P. Adams and Joe Adams, wife and husband,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth D. Vetetoe and Angela L. Vetetoe, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 146 Link St., Goodlettsville, TN 37072, County of Davidson

Lying and being in the 10th Civil District situated in the Town of Goodlettsville, Tennessee, located on the west side of an alley rear of a block of buildings. Said alley runs from West Cedar Street of Moncrief Avenue. Said property herein conveyed is bounded on the north by Moncrief Avenue and C.W. Sears; on the east by said alley; on the south by Rosie Mosely; on the west by C.W. Sears, more particularly described as follows:

Beginning at a point on the west margin of said alley west of Myers & Son Store and Rosie Mosely's northeast corner, running west with her north boundary line 86 feet more or less to an iron stake in C.W. Sears' line; thence, north with Sears' line 42 feet; thence, east with Sears' line 30.5 feet; thence north with Sears' line 150 feet more or less to Moncrief Avenue; thence, east with south margin of Moncrief Avenue 10 feet or more to said alley; thence, south with west margin of said alley 190 feet to the beginning.

Being part of the same property previously conveyed to Joe D. Adams and wife, Nancy P. Adams by Deed from Albert O. Denton and wife, Era Earl Denton, dated 10/27/1975 and recorded 11/06/1975 in Book 4968, Page 726, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Nancy P. Adams, by Quitclaim Deed from Joe D. Adams, dated 12/17/1996 and recorded 12/19/1996 in Book 10295, Page 613, Register's Office for Davidson County, Tennessee.

Joe Adams joins in the execution of this instrument for the purpose of conveying his marital and any other interest in the subject property.

Tax Map and Parcel ID: 025-04-0-007.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 146 Link St., Goodlettsville, TN 37072

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 unemcumbered, 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 hand this 19th day of June, 2020.

Nancy P. Adams

Nancy P. Adams

Joe Adams

Joe Adams

STATE OF TENNESSEE

COUNTY OF Sumner

On this 19th day of June, 2020, before me personally appeared **Nancy P. Adams and Joe Adams**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 19th day of June, 2020.

CHAD WATERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

Commission Expiration: 3-23-21

LTE File No.: 20-1885TN

True Copy Certification

I, **Milissa Loew**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Milissa Loew

State of **Tennessee**
County of **Davidson**

Personally, appeared before me, **Shelly M Walling,** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Walling

My Commission Expires:

