Karen Johnson Davidson County
Batch# 425581 DEEDWARR
06/24/2020 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,185.85
20200624-0068421

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1831TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320,500.00.

Affiant

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

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Aaron Armstrong and Jennifer Armstrong 1901 Holly St. Nashville, TN 37206	Aaron Armstrong and Jennifer Armstrong **1303 Forrest Avenue** Nashville, TN 37206	083-14-0-017.00

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, **Betty Cardwell an unmarried woman**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aaron Armstrong and Jennifer Armstrong 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: 1901 Holly St., Nashville, TN 37206, County of Davidson

Being Lot No. 18 on the Plat of Richardson Place Subdivision, as of record in Book 547, Page 135, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul W. Carwdwell and Betty Cardwell, by Warranty Deed from Frank E. Neal and Lela M. Neal, dated 02/20/1963, and recorded 02/20/1963 in Book 3506, Page 443, Register's Office for Davidson County, Tennessee. The said Paul W. Cardwell is also known as Paul W. Cardwell, Sr. The said Paul W. Cardwell, Sr. predeceased Betty Cardwell on 05/15/2016, leaving Betty Cardwell as the sole owner of the subject property.

Tax Map and Parcel ID: 083-14-0-017.00

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: 1901 Holly St., Nashville, TN 37206

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.

Betty Cardwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of June, 2020, before me personally appeared **Betty Cardwell an unmarried woman**, 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.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Commission Expiration: 4/17/2023

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022