Karen Johnson Davidson County
Batch# 433176 DEEDWARR
07/08/2020 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,994.30
20200708-0074007

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $539,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/11/2024
(AFFIX SEAL)

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2020-6016-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Josephine Kelley Darwin	Regions Bank dba Regions Mortgage	062 05 0 052.00.
(NAME)	(NAME)	
2337 Pennington Bend Road	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Thirty-Nine Thousand And No/100 Dollars ($539,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CLELAND P. RATCLIFFE AND SUZANNE A. RATCLIFFE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPHINE K. DARWIN, MARRIED WOMAN**, 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:

Land in Davidson County, Tennessee, being Lots Nos. 56, 57 and the 13.62 feet rear of Lot 58 on the revised and unrecorded Map of Riverview Subdivision made by Blanchard & Parrish, December, 1941, Davidson County, Tennessee, the same being more particular described by a survey prepared by John Kohl, dated March 2, 1976, as follows: Beginning at a point on the Westerly margin of Pennington Bend Road, said point being 2959.1 feet, more or less, from McGavock Pike, thence 179.1 feet more or less on the Southerly margin of said Lot to a point, thence 104.2 feet, more or less, along the Westerly margin of

said lot to a point, thence 152.21 feet, more or less, along the Northerly margin of said lot, thence 97.6 feet, more or less, along the Easterly margin of said lot to the point of beginning.

Being the same property conveyed to Cleland P. Ratcliffe and wife, Suzanne A. Ratcliffe by Warranty Deed from John Parks and wife, Ginger Parks recorded 4/24/2008 in Instrument No. 20080424-0041947, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2337 Pennington Bend Road, Nashville, TN 37214
(House No.) (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 our hands this 6th day of June, 2020

Cleland P. Ratcliffe

Suzanne A. Ratcliffe

STATE OF TENNESSEE
COUNTY OF Williamson

On this 6th day of June, 2020, before me personally appeared Cleland P. Ratcliffe and Suzanne A. Ratcliffe, husband and wife to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 6th day of June, 2020

Commission Expires: 8/1/22

ANDREW H. MAHONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Lori Patterson, 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: 06/29/2021

