Karen Johnson Davidson County
Batch# 433726 DEEDWARR
07/09/2020 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20200709-0074678

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Angela Pearson
Affiant

Subscribed and sworn to before me, this 7th day of July, 2020.

Notary Public
My commission expires:
4-17-2023

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

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Carmen Cradle **Adrian Caster**	Send to new owner	**03308000100**
105 Hardaway Drive		
Goodlettsville, TN 37072		

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 ACKNOWLEDGE, WE,

Pamela Darlene Shirley, single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carmen Cradle and Adrian Caster, wife and husband

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 Lot No. 262 on the Plan of Gatewood, Section I, as of record in Book 3300, Pages 47 to 51, inclusive, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ronnie Wayne Shirley and wife, Pamela D. Shirley, by Warranty Deed from Almany & Associates, Inc., a Tennessee corporation, dated November 15, 1973, of record in Book 4767, Page 342, Register's Office for Davidson County, Tennessee. Subject property was conveyed to Pamela D. Shirley, by Final Decree, dated June 22, 1978, of record in Book 5391, Page 121, Register's Office for Davidson County, Tennessee. Pamela Darlene Shirley conveyed subject property to Pamela D. Gillon, by Quitclaim Deed, dated April 24, 1998, of record in Book 10972, Page 923, Register's Office for Davidson County, Tennessee. Harvey Ernest Gillon conveyed whatever interest he may have had in subject property to Pamela Darlene Shirley, by Quitclaim Deed, dated June 26, 2000, of record in Instrument No. 20010322-0027731, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 105 Hardaway Drive, 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 in 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.

Pamela Darlene Shirley Date: 7/7/2020
Pamela Darlene Shirley

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Pamela Darlene Shirley, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of July, 2020.

D L Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp November 30 2020
COUNTY OF SUMNER

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, **Angela Pearson,** 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.

Angela Pearson

My Commission Expires:

