Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 433762 **DEEDWARR**
07/09/2020 01:09:36 PM 3 pgs
Fees: $18.00 Taxes: $841.75

20200709-0074726

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1703TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 227,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of June, 2020.

Notary Public

Commission Expiration:

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Michael D. Betz and Jessica S. Betz 1002 Debow St. Old Hickory, TN 37138	Michael D. Betz and Jessica S. Betz 9525 Elmbrooke Blvd Brentwood, TN 37027	044-15-0-280.00

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, **Erric L. Kellum and Patricia Kellum Husband and Wife,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael D. Betz and Jessica S. Betz 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: 1002 Debow St., Old Hickory, TN 37138, County of Davidson

Being Lot No. 44 on the Plan of Section "D," Village of Old Hickory, of record in Book 1424, Page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property previously conveyed to Alan Bradley, an unmarried man, by Warranty Deed from Michael W. Huffines and wife, Reba H. Huffines, dated 07/17/2007 and recorded 07/23/2007 in Instrument No. 20070723-0087369, said Register's Office.

Being the same property conveyed to Erric L. Kellum and Patricia Kellum, husband and wife, by Warranty Deed from Alan Bradley, a married man, dated 12/28/2018 and recorded 12/31/2018 in Instrument No. 20181231-0126266, said Register's Office.

Tax Map and Parcel ID: 044-15-0-280.00

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: 1002 Debow St., Old Hickory, TN 37138

LTE File No.: 20-1703TN

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 30th day of June, 2020.

Erric L. Kellum

Patricia Kellum

Patricia Kellum

EMILY MATHENEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of May, 2020, before me personally appeared **Erric L. Kellum and Patricia Kellum Husband and Wife**, 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 30th day of June, 2020.

Notary Public

Commission Expiration: 03/07/2023

LTE File No.: 20-1703TN

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 30th day of June, 2020.

Erric L. Kellum

Erric L. Kellum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of May, 2020, before me personally appeared **Erric L. Kellum** 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 30th day of June, 2020.

Alice Van Dyke

Notary Public

Commission Expiration: 3/14/2023

Alice Van Dyke
STATE OF TENNESSEE NOTARY PUBLIC
County of Hamilton

LTE File No.: 20-1703TN