Karen Johnson Davidson County
Batch# 435866 DEEDWARR
07/13/2020 10:24:19 AM 2 pgs
Fees: $13.00 Taxes: $528.73

20200713-0076101

WARRANTY DEED

2020-1802

April G. Nichols State of Tennessee Notary Public Williamson County

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,900.00.

Lakin Singleton
Affiant

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

(Affix Seal) Notary Public
My Commission Expires: 6-24-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sovereign Investments, LLC P.O. Box 211 Madison, TN 37116	NEW OWNER	050.03-0-087.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **William H. Lockridge and Nola D. Lockridge**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Sovereign Investments, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot No. 87 on the Plan of Bellshire Terrace, Section Two, as of record in Book 6250, pages 673 and 674, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William H. Lockridge and wife, Nola D. Lockridge from J.B. Gibbs and wife, Betty L. Gibbs by Warranty Deed dated July 14, 1986 ad recorded July 23, 1986 in Book 6926, page 727, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1601 Pineview Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 30th day of June, 2020.

William H. Lockridge

Nola D. Lockridge

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named William H. Lockridge and Nola D. Lockridge, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of June, 2020.

Notary Public
My Commission Expires: 6-24-2023

