Karen Johnson Davidson County
Batch# 439047 DEEDWARR
07/16/2020 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20200716-0078013

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Mindy Renee Wright
Affiant

Subscribed and sworn to before me, this 15 day of July 2020.

Notary Public

My commission expires: 11/22/23

LELAND L. COLEMAN JR.
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mindy Renee Wright	**New Owner**	**14813005400**
371 Melpar Drive		
Nashville, TN 37211		

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,

Melissa E. Daugherty and husband, Shawn C. Daugherty

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

Mindy Renee Wright, a single 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 Lot No. 305 on the Plan of Fairlane Park, Section III, of record in Book 2331, Pages 145 and 146, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Melissa E. Martin, unmarried, by Warranty Deed from Ruby A. Bezanson, unmarried, dated November 10, 2009, of record in Instrument No. 20091116-0105527, Register's Office for Davidson County, Tennessee. Melissa E. Martin and Melissa E. Daugherty being one and the same person.

Shawn C. Daugherty joins in the deed in order to convey any right, title, or interest he may have in the property by virtue of his marriage to Melissa E. Daugherty.

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 371 Melpar Drive, Nashville, TN 37211.

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.

Melissa E Daugherty Date: 7.15.20
Melissa E. Daugherty

Shawn C. Daugherty Date: 7/15/20
Shawn C. Daugherty

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Melissa E. Daugherty and Shawn C. Daugherty, 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 15 day of July, 2020.

NOTARY PUBLIC

My Commission Expires: 11/22/23

LELAND L. GLEAVES, JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP.

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

