Karen Johnson Davidson County
Batch# 444404 DEEDWARR
07/27/2020 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,010.10
20200727-0082153

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

EMILY KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 10-22-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nancy E. Holmes and Gabriel Horton	Gold Star Mortgage Financial Group Corporation	
(NAME) 3130 Glencliff Road	(NAME) 100 Phoenix Drive, Suite 300	11916000200
(ADDRESS) Nashville, TN 37211	(ADDRESS) Ann Arbor, MI 48108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jessica Tullar, a single woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Nancy E. Holmes and Gabriel Horton, 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. 3 and a strip of land immediately east of same on the Plan of J P Ellis' Glencliff Subdivision of record in Plat Book 1130, page 23, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 3 and a strip of land fron 100 feet on the easterly side of Glencliff Road, and together with said strip of land runs back between parallel lines, 1064 feet to a dead line and measures 100 feet thereon.

Included in this description but excluded in this conveyance is a parcel of land including all right of access thereto from abutting lands conveyed by deed from J.D. Baugus and wife, Elizabeth Baugus to the State of Tennessee, of record in Book 2958, page 271, said Register's Office, and described as follows: Beginning at a point in the boundary line between the lands of Baugus and Carson said point being 76 feet east of the point where the said boundary line intersects with the present east right of way line of Glencliff Road and runs with the said boundary line in an easterly direction 988 feet to Baugus east boundary line; thence with said boundary line in a southerly direction

Midtown Title
2-20-7683

100 feet to a point in the boundary line between the lands of Baugus and Baker; thence with said boundary line in a westerly direction 888 feet to a point; thence with a 1 degree curve to the right a circular distance of 140 feet to the point of beginning.

Being the same property conveyed to Jessica Tullar, an unmarried woman by Warranty Deed from Jesse D. Marcrum, married of record in Instrument No. 20150311-0020975, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3130 Glencliff Road, 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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 7th day of July, 2020.

Jessica Tullar by
Laurie M. Hart Atty in Fact

Jessica Tullar by Laurie M. Hart, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Laurie M. Hart , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jessica Tullar, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Jessica Tullar, for the purposes therein contained.

Witness my hand and official seal, this the 7th day of July, 2020.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

