Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1995TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 254,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of July, 2020.

Notary Public

Commission Expiration:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Karen Johnson Davidson County
Batch# 449390 DEEDWARR
08/04/2020 10:23:30 AM 4 pgs
Fees: $23.00 Taxes: $939.80
20200804-0085946

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Dakota Davis and Shaun Davis 808 Winthorne Ct. Nashville, TN 37217	**SAME AS NEW OWNER.**	120-01-0-015.00

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, **Adam Roddick and Elizabeth Roddick, Husband and Wife** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shaun Elizabeth Davis and Dakota Davis 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:

Property known as: 808 Winthorne Ct., Nashville, TN 37217, County of Davidson

Being Lot No. 306 on the Plan of Glengarry Park Subdivision, Section Three, of record in Book 2900, Page 25, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 306 fronts 90 feet on the Northerly side of Winthorne Court and extends back 144.0 feet on the Easterly side and 154.7 feet on the Westerly side to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to Adam Roddick and Elizabeth Roddick, husband and wife, by Warranty Deed from Billie J. Boshers, a widow, dated 04/30/2018 and recorded 05/04/2018 in Instrument No. 20180504-0042882, Register's Office for Davidson County, Tennessee. Immediate Durable General Power of Attorney of Billie J. Boshers appointing Marsha T. Woody as Attorney-in-Fact of record in Instrument No, 20180226-0017610, said Register's Office,

Tax Map and Parcel ID: 120-01-0-015.00

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: 808 Winthorne Ct., Nashville, TN 37217

LTE File No.: 20-1995TN

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 29th day of July, 2020.

Adam Roddick

Elizabeth Roddick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of July, 2020, before me personally appeared **Adam Roddick**, 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 29th day of July, 2020.

Notary Public

Commission Expiration:

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ Kings

On this 29th day of July, 2020, before me personally appeared **Elizabeth Roddick**, 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 29th day of July, 2020.

Notary Public

Commission Expiration: 8/28/2021

ALTOVISE F FLEARY
Notary Public, State of New York
No. 01FL6365879
Qualified in Kings County
Commission Expires August 28, 2021

LTE File No.: 20-1995TN

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 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.

Witness my hand this 29th day of July, 2020.

Adam Roddick

Elizabeth Roddick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of July, 2020, before me personally appeared **Adam Roddick**, 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 29th day of July, 2020.

Notary Public

11-20-2023
Commission Expiration:

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of July, 2020, before me personally appeared **Elizabeth Roddick**, 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 29th day of July, 2020.

Notary Public

Commission Expiration:

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

