Karen Johnson Davidson County
Batch# 449683 DEEDWARR
08/04/2020 03:11:30 PM 2 pgs
Fees: $13.00 Taxes: $547.13
20200804-0086380

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owners
Paul W. Sexton et al
126 Spring Valley Road
Nashville, TN 37214

Send Tax Bills To
Same

Map-Parcel
096 05 0 003.00

Warranty Deed

Grantor: Paul W. Sexton
Grantee: Paul V. Sexton and wife, Marilyn Sexton

That for the consideration hereafter expressed, Grantor has bargained and sold, and hereby transfers and conveys to Grantee, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Map of a Re-subdivision of part of Lot No. 96, of Bluefields, of Record in Book 2330, Page 119, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Paul W. Sexton, a married man, by deed from Debora A. Dias, an unmarried woman, of record in Instrument No. 20050607-0064826, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 126 Spring Valley Road, Nashville, TN 37214.

The effect of this conveyance is to vest an undivided fee simple interest with a value of $147,873.02 in the Grantees, who holds this partial interest as a joint tenant with right of survivorship with Paul W. Sexton.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs, successors, and assigns, in fee simple forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of this property in fee simple, have a good and lawful right to convey it, and that the property is free and unencumbered with the exception of all applicable zoning and building regulations, all visible easements, restrictions, and limitations of record.

Grantor covenants and binds Grantor, Grantor's heirs and legal representatives, to warrant and forever defend the title to this property against the lawful claims and demands of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Paul W. Sexton, Grantor

State of Tennessee
County of Davidson

Pursuant to Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020, and Executive Order No. 52, on June 29, 2020, Paul W. Sexton appeared before me via Zoom or Facetime on July 28, 2020, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

April R. Guidry
Notary Public

My commission expires: 04/19/2021

APRIL R. GUIDRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of ~~Sumner~~ Davidson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $147,873.02.

Paul V. Sexton
Paul V. Sexton, Grantee/Grantee's Agent

Sworn to and subscribed before me on July ____, 2020.

April R. Guidry
Notary Public

My commission expires: 04/19/2021

APRIL R. GUIDRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

TRUE Copy Certification

I, Chelle Guidry, do hereby affirm that I am 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.

Chelle Guidry
Signature

State of Tennessee, County of Sumner
July 28, 2020, before me personally appeared Chelle Guidry, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Pati K. Bedwell
Notary Public
My commission expires: 5/23/2023

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER