Karen Johnson Davidson County
Batch# 458435 DEEDWARR
08/17/2020 01:14:30 PM 2 pgs
Fees: $13.00 Taxes: $728.90
20200817-0092105

**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TENNESSEE }
County of WILSON }

The actual consideration or value, whichever is greater for this transfer is:$197,000

Affiant Signature

Subscribed and sworn to before me on this the 13th Day of August 2020

Notary Public

My Commission expires _____/_____/_____

WILLIAM D. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

**NAME AND ADDRESS OF PROPERTY OWNER:**
Joshua S. Bemis and Nicola J. Allison
646 Franklin Limestone Rd
Nashville TN 37217

**SEND TAX BILLS TO:**
New Owner

**MAP AND PARCEL NUMBER:** 149010A00400CO

# WARRANTY DEED

**20NT01854**

Effective the 13 Day of August, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**John Hoyland, unmarried**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Joshua S. Bemis and Nicola J. Allison, Husband and Wife**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Mullen Valley Phase-1 of record in Plat Book 6250, Page 476, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John Hoyland, unmarried, by Warranty Deed from Paul Kazanofski, dated 04/05/2012 and recorded 04/19/2012 as Instrument No. 20120419-0033646, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 646 Franklin Limestone Rd, Nashville, TN 37217

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 13 day of August, 2020

**John Hoyland**

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **John Hoyland,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 7/8/22

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**True Copy Certification**

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY