This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 470799 DEEDWARR
09/04/2020 10:33:30 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20200904-0101258

ADDRESS NEW OWNER:
Matthew John Gudlin
228 Bonnaridge Drive
Hermitage, TN 37076

SEND TAX BILL TO:
Same

MAP/PARCEL 075-13-0-041.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Betty Ruth Davis, an unmarried woman, hereafter called the GRANTOR,** has bargained and sold, and by these presents, do transfer and convey unto **Matthew John Gudlin, a single man, hereafter called the GRANTEE,** his and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

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. 260 on the Revised Map of Hermitage Hills Subdivision, Section Two, as of record in Book 2900, page 112, Register's Office for said County.

Said Lot 260 fronts 80 feet on the Southwesterly side of Bonnaridge Drive and runs back between parallel lines 150 feet to a deadline in the rear, and measures 80 feet thereon.

Being the same property conveyed to Kenneth W. Davis and wife, Betty Ruth Davis by Warranty deed from R R. Mincy and wife, Mariam Mincy of record in Book 3222, page 491, Register's Office for Davidson County, Tennessee, dated May 05, 1961 and recorded on May 08, 1961. Kenneth W. Davis and wife Betty Ruth Davis remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Kenneth W. Davis; therefore Betty Ruth Davis was the surviving tenant by the entirety to property herein.

This is improved property known as: **228 Bonnaridge Drive, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her heirs and representatives,

to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 31st day of August, 2020.

WITNESS MY HAND on this the 31st day of August, 2020

Betty Ruth Davis

Betty Ruth Davis

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Betty Ruth Davis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 31st day of August, 2020.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $210,000.00.

AFFIANT

Subscribed and sworn to before me this the 31st day of August, 2020.

Beverly J. Heatherly

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 200741

True Copy Certification

I, John A Bell Jr. 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 TN

County of Davidson

Personally appeared before me, Dana Lowe, a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DANA LOWE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary Seal (if on paper)