WARRANTY DEED

Karen Johnson Davidson County
Batch# 475279 DEEDWARR
09/14/2020 01:42:30 PM 2 pgs
Fees: $13.00 Taxes: $1,032.30
20200914-0104663

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September 2020.

Dana R Park

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 6/26/2024
(AFFIX SEAL)

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 162
Boe Meh 201 Delvin Street Antioch, Tennessee 37013	Cardinal Financial Company DBA Peoples Home Equity 3701 Arco Corporate Drive, Ste. 200 Charlotte, NC 28273	GROUP 060 PARCEL 245.00

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,

James Reese, Jr., married

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

Boe Meh, unmarried woman

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:

Being Lot No. 14 on the Plan of Valley Green Subdivision, of record in Book 4460, page 96, Register's Office, Davidson County, Tennessee.

Said Lot No 14, fronts 86 feet on the southerly margin of Delvin Drive, and runs back 129.46 feet on the east sideline, and 130 feet on the west sideline to the rear, which is a broken line, which is a total of 70.94 feet across the rear lot line.

Being the same property conveyed to James Reese, Jr., unmarried, by Warranty Deed from William A. Beckham and Linda M. Beckham, husband and wife, dated December 20, 2019 and filed of record in Instrument No. 20191226-0132795, in the Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2020 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **201 Delvin Street, Antioch, Tennessee 37013.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 11th day of September, 2020.

James Reese, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James Reese, Jr., with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of September, 2020.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires

January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

Foundation Title & Escrow LLC
277 Mallory Station Road
Suite 102
Franklin, TN 37067

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

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
SUMNER COUNTY