WARRANTY DEED

Karen Johnson Davidson County
Batch# 477082 DEEDWARR
09/16/2020 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20200916-0106005

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Donna Trent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2020.

Laura Elizabeth Mathis
Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Karen Marie Ardaiz and Beatrice Alice Saldana	New Owner	053 11 0 090.00 & 053 11 0 091.00
(NAME)	(NAME)	
150 Park Circle		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sharon A. Curran, a single woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Karen Marie Ardaiz, a single woman and Beatrice Alice Saldana, a single woman, as joint tenants with the right of survivorship**, 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:

Land situated in the 4th Civil District of Davidson County, Tennessee, being Lot Nos. 31, 32 and 33 in Block "A", on the Plan entitled Subdivision Map No. 3 of the Life & Casualty Insurance Company Property at Old Hickory, Davidson County, Tennessee, of record in Plat Book 974, Page 11, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot Nos. 31, 32, and 33 front 240 feet on the South side of Park Circle and run back between parallel lines 165 feet to a dead line and being 240 feet thereon.

INCLUDED, BUT HEREBY EXCLUDED is the following described property which is also known as 154 Park Circle, Tax Map and Parcel No. 053-11-0-092.00, last conveyed in Warranty Deed in Instrument No. 20100421-0030244, in the Register's Office for Davidson County, Tennessee:

Land in the 4th Civil District of Davidson County, Tennessee, being the easterly one-half of Lot No. 32 and all of

Lot No. 33, in Block "A", on a map entitled Subdivision Map 3 of the Life & Casualty Insurance Company Property at Old Hickory, Tennessee, of record in Book 974, Page 11, in said Register's Office.

Said Lot No. 33 and the easterly one-half of Lot No. 32 front 90 feet on the south side of Park Circle and run back between parallel lines to a dead line in the rear measuring 90 feet thereon.

Being the same property conveyed to Sharon A. Curran, a single woman, by Warranty Deed from Bobby Williams and wife, Gayle Williams, of record in Instrument No. 20151123-0118677, in the Register's Office of Davidson County, Tennessee, dated October 23, 2015 and recorded on November 23, 2015.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 150 Park Circle, Old Hickory, TN 37138

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 15th day of September, 2020.

Sharon A. Curran

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Sharon A. Curran, the bargainor, 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.

Witness my hand and official seal, this the 15th day of September, 2020.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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
RUTHERFORD COUNTY