Karen Johnson Davidson County
Batch# 481382 DEEDWARR
09/23/2020 10:40:30 AM 2 pgs
Fees: $13.00 Taxes: $1,746.40
20200923-0109154

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $472,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/1/22
(AFFIX SEAL)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2020-7108-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michelle K. Foletta, an unmarried woman	Michelle K. Foletta, an unmarried woman	072-14-0-074.00
(NAME)	(NAME)	
1119 Chester Avenue	1119 Chester Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Seventy-Two Thousand And No/100 Dollars ($472,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, JOHN M. BELL, A SINGLE PERSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHELLE K. FOLETTA, AN 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:

All that certain parcel of land situate in the County of Davidson and State of Tennessee being known as Lot No. 6 on the Map of the Subdivision of the Home Lot in Chesterfield Place as of record in Book 421 Page 5, Register's Office for Davidson County, Tennessee, described as follows, to wit: Said Lot No. 6 fronts 50.7 feet on the Northerly side of Chesterfield Avenue and runs back 275.0 feet on the Easterly line and 288.0 feet on the Westerly line, to an alley, measuring 50.0 feet thereon.

Being the same property conveyed to John M. Bell and Chelsea Bell, husband and wife, by Quitclaim Deed from Chelsea Bell, recorded on August 5, 2015, of record in Instrument Number 20150805-0077933, Register's Office for Davidson County, Tennessee. Further conveyed to John M. Bell, a single person, by Quitclaim Deed from Chelsea M. Bell, a single woman, recorded on August 18, 2020, of record in Instrument Number 20200818-0093020, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1119 Chester Avenue, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 11 day of September 2020

John M. Bell

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11 day of September, 2020, before me personally appeared John M. Bell, to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 11 day of September 2020

Commission Expires: 3-15-2021

Notary Public

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of TN
County of Davidson

Personally, appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 4/26/24