Karen Johnson Davidson County
Batch# 487700 DEEDWARR
10/01/2020 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20201001-0113560

# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 250,000.00.

Karley N. Adams
Affiant

Subscribed and sworn to me on October 1, 2020.

NOTARY PUBLIC

My Commission Expires: 9/1/21

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT 01, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33849

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Karley N. Adams<br>1204 Saturn Drive<br>Nashville, TN 37217 | SAME AS NEW OWNER | 120-2-069 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Douglas Adams and Tonya Adams, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Karley N. Adams, single woman, hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 32 on the Plan of Stardust Acres of record in Book 1424, page 92, Register's Office for Davidson County, Tennessee. Said Lot No. 32 fronts 80.8 feet on the easterly side of Saturn Drive as measured around a slight curve and runs back 139.4 feet on the northerly line and 130.9 feet on the southerly line to a dead line in the rear on which is measures 80 feet.
>
> Being the same property conveyed to Douglas Adams and Tonya Adams, husband and wife, by Warranty Deed from John Dismukes and wife, Cynthia Dismukes, of record as Instrument No. 20181204-0118303 in the Register's Office for Davidson County, Tennessee dated December 3, 2018 and recorded December 4, 2018.

The conveyance of the above-described parcel of land is subject to the following:

> 2020 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).

This property is also known as improved property located at 1204 Saturn Drive, 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, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 1st day of October, 2020.

**Douglas Adams**

**Tonya Adams**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On October 1, 2020, before me personally appeared Douglas Adams and Tonya Adams to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on October 1, 2020.

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT 07, 2021

I, the undersigned, 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.

JUNE ROWELL

State of Tennessee )
County of Davidson )

Personally appeared before me Bobbie Cooper, the undersigned, a Notary Public for this county and state, June Rowell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires:

Notary Public

