Karen Johnson Davidson County
Batch# 493950 DEEDWARR
10/12/2020 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20201012-0118318

Name and Address of New Owner:
Grace Cargill and Steven Lamont Cargill, Sr.
4008 Ridgemont Drive
Nashville, TN 37207

Send Tax Bills To:
Grace Cargill and Steven Lamont Cargill, Sr.

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 04110003600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Asia Gladney, an unmarried woman, and Dexter Gladney and Nicole Gladney, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Steven Lamont Cargill and Grace Cargill, husband and wife, as Tenants by the Entirety,** "the Grantees," the following described real estate in Davidson County, Tennessee:

BEING LOT NO 1 ON THE RESUBDIVISON OF LOTS 477-A AND 477-B, BELLSHIRE ESTATES, SECTION B, OF RECORD IN BOOK 11190, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE DETAILED DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ASIA GLADNEY, AN UNMARRIED WOMAN, AND DEXTER GLADNEY AND NICOLE GLADNEY, HUSBAND AND WIFE, BY WARRANTY DEED FROM JENNIE JOANNA CAMP AND JENNIFER MICHELLE CRIPPS, TRUSTEES FOR THE DOUGLAS TRUST, DATED OCTOBER 24, 2000, RECORDED ON AUGUST 3, 2020, OF RECORD IN INSTRUMENT NO. 20200803-0085376, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO JENNIE JOANNA CAMP AND JENNIFER MICHELLE CRIPPS, TRUSTEES FOR THE DOUGLAS TRUST, DATED OCTOBER 24, 2000, BY QUITCLAIM FROM JENNIE JOANNA CAMP, A SINGLE WOMAN, AND JENNIFER MICHELLE CRIPPS, A SINGLE WOMAN, RECORDED ON OCTOBER 28, 2014, OF RECORD IN INSTRUMENT 20141028-0099160, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 4008 RIDGEMONT DR., NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of October, 2020.

Asia Gladney (SEAL)

Dexter Gladney (SEAL)

Nicole Gladney (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of October, 2020, before me personally appeared Asia Gladney and Dexter **Gladney, and Nicole Gladney** , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of October, 2020.

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $340,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 9th day of October, 2020.

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

Notary Public
My commission expires:_____
File No. 2020-1642

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