Karen Johnson Davidson County
Batch# 493971 DEEDWARR
10/12/2020 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,352.35
20201012-0118346

Andrew Suzore
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF **OCTOBER, 2020.**

Notary Public

MY COMMISSION EXPIRES: May 7, 2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ENRIQUE JOSE RABELL, JR., ET UX	Legacy Home Loans, LLC	**095-08-0-036.00**
(NAME)	(NAME)	
233 RIDGEWAY DRIVE	4004 Hillsboro Pike Ste. 216B	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, JANAE J. REED AND JERARD BELL, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ENRIQUE JOSE RABELL, JR. AND LAURA ELIZABETH RABELL, HUSBAND AND WIFE,** 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 in Davidson County, Tennessee being Lot No. 145 on the Map of Eva-Mor Heights, Section Two, of record in Book 1835, Page 30, Register's Office for said County, and described as follows: beginning at a point in the East margin of Ridgeway Drive, at the corner of Lots 144 and 145; thence with the line between said lots Easterly 109.45 feet to a corner of Lot 146; thence with the line between Lots 145 and 146, Northerly 115.9 feet to the South margin of Tamworth Drive; thence with the margin of said Drive, Westerly around a slight curve, 130 feet to a concrete monument at the beginning of a curve; thence around said curve southerly to another concrete monument in the East margin of Ridgeway Drive, and continuing with the margin of said Ridgeway Drive southerly 80 feet to the point of beginning.

Being the same property conveyed to Janae J. Reed and Jerard Bell, wife and husband, from BZ Capital Group, LLC, by deed dated April 6, 2018, of record in Instrument No. 20180410-0033635, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 1835, page 30 and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **233 RIDGEWAY DRIVE, NASHVILLE, TN 37214**
(House Number) (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 29th day of September, 2020.

JANAE J. REED

JERARD BELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Janae J. Reed and Jerard Bell**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of September, 2020.

My Commission Expires: **May 2, 2022**

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, John W. Bishop, 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

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)