Karen Johnson Davidson County
Batch# 494529 DEEDWARR
10/14/2020 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20201014-0119187

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Emily Dudley
Affiant

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

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 03 08 2022
(AFFIX SEAL)

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

A-GSH-20-02211B

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Maggie Marie Ducote** | BANCORPSOUTH MORTGAGE | |
| (NAME) | (NAME) | |
| **2211 B 24th Avenue N** | 2798 WEST JACKSON ST BLDG C-2ND FLR | **081-02-2Q-002.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37208** | TUPELO, MS 38801 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHAWN S. DILLARD, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAGGIE MARIE DUCOTE, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 2211B on the Plan of Townhomes At 2211 24th Ave North, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Townhomes At 2211 24th Ave North, as set forth in Exhibit " B" of record in Instrument No. 20200127-0009613, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to LaTonya R. Martin, unmarried by Warranty deed from Jesse D. Betty and Shirley I. Betty, husband and wife of record in Instrument No. 20020123-0009344 Register's Office for Davidson County, Tennessee, dated January 21, 2002 and recorded on January 23, 2002.

Being a portion of the same property conveyed to Arvid V. Simmons Jr. and Shawn Dillard, married, as Tenants in Common by Warranty deed from LaTonya R. Martin, a married woman of record in Instrument No. 20200127-0009607 Register's Office for Davidson County, Tennessee, dated January 23, 2020 and recorded on January 27, 2020.

Being the same property conveyed to Shawn S. Dillard, married by Quitclaim deed from Arvid V. Simmons, Jr. and Shawn Dillard, married, as Tenants in Common of record in Instrument No. 20200228-0022612 Register's Office for Davidson County, Tennessee, dated February 25, 2020 and recorded on February 28, 2020.

**For the purpose of this conveyance the subject property was never the Grantor's primary marital residence.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 81, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200127-0009613, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4076, Page 334, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2211 B 24th Avenue N, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 8th DAY OF OCTOBER, 2020.

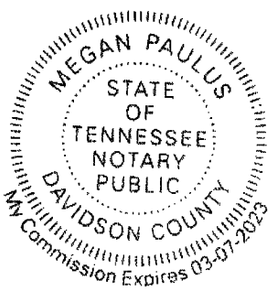
Shawn S. Dillard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHAWN S. DILLARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

**Witness my hand and official seal, this the 8th of October, 2020.**

Notary Public
My Commission Expires: 3/7/23
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022