Karen Johnson Davidson County
Batch# 497638 DEEDWARR
10/16/2020 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20201016-0120916

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/

(AFFIX SEAL)

DANIEL MICHAEL MISCHHOF
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blake Sennett, unmarried and Darby Davis,unmarried, joint tenants with rights of survivorship	Same as New Owner	
	(NAME)	
4120 Brush Hill Road		061-08-0-061.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Phillip W. Willis, his wife Beverly R. Willis, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Blake Sennett, unmarried and Darby Davis,unmarried, joint tenants with rights of survivorship, hereinafter called the Grantees, their heirs 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 Lot No. 1 of Block No.2 on the Plan of A.J. Mcgaughey's Haysboro Subdivision of record in Plat Book 547, Page (s) 15 and 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No.1 fronts 130 feet on the westerly side of Haysboro Drive and runs back with the northerly margin of a 40-foot road, 300 feet to the easterly margin of Brush Hill Road, Measuring 136-1/2 feet thereon.

Being the same property conveyed to Phillip W. Willis and Wife, Beverly R. Willis by Installment deed from James P. Nicholson and Wife, Gudrun I. Nicholson of record in Book 4976, page 153, Register's Office for Davidson County, Tennessee, dated October 30, 1975.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4120 Brush Hill Road, Nashville, TN 37216
(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 my/our hand(s) this 15th day of October, 2020.

WARRANTY DEED
(Continued)

Phillip W. Willis

Beverly R. Willis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip W. Willis, his wife Beverly R. Willis, the herein bargainor(s), 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 15th day of October, 2020.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Residential & Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Savannah C. Richardson, 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.

Savannah C. Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Savannah C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires 7/9/2022.

