39B

Karen Johnson Davidson County
Batch# 501248 **DEEDWARR**
10/23/2020 02:05:31 PM 2 pgs
Fees: $13.00 Taxes: $999.00

20201023-0123373

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $270,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th day of October, 2020.

NOTARY PUBLIC

My commission expires: 7-9-22

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires JULY 9, 2022

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Theresa Mee-Joy and David Joy (NAME) | MOVEMENT MORTGAGE (NAME) | 074-16-0-126.00 |
| 3824 Bonnacreek Drive (ADDRESS) | 824 Calvin Hall Rd (ADDRESS) | |
| Hermitage, TN 37076 | Indian Land, SC 29707 | |

# Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jana D. Beck, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Theresa Mee-Joy and David Joy, wife and husband**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 351, as shown on the map entitled the Plan of Hermitage Hills, Section III, of record in Book 2900, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JANA D. BECK, UNMARRIED, by deed from TODD W. NUNLEY, MARRIED, of record in Instrument No. 20120720-0063822, dated July 18, 2012 and corrected in Instrument No. 20120803-0069222, said Register's Office.

This property is __unimproved _X_improved property known as: 3824 Bonnacreek Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of October, 2020.

Jana D. Beck

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 19th day of October, 2020.

Notary Public
My Commission Expires: 4/20/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**After Recording Return to:**
**Birthright Title, LLC**
**2800 N. Mt. Juliet Road**
**Mt. Juliet, TN 37122**