Karen Johnson Davidson County
Batch# 508365 DEEDWARRSP
11/03/2020 12:24:30 PM 4 pgs
Fees: $23.00 Taxes: $3,145.00
20201103-0128597

THIS INSTRUMENT PREPARED BY:
Catherine H. Gwyn
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

CATHERINE H GWYN
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 $850,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of October, 2020.

Notary Public

My Commission Expires: 5-7-2024

Address New Owner As Follows:
Jenson Gillette
2805 Azalea Place
Nashville, TN 37204

Send Tax Bills To:
New Owner

Map-Parcel Number:
118-07-0-129

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Azalea BB, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey

unto **Jenson Gillette, married**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot 20, of Block "B" on the Map of Berry Hill Gardens Subdivision, of record in Book 1130, page 36, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEGINNING at a point on the westerly margin of Azalea Place at the corner of Lots 19 and 20; thence with the line between said lots westerly 109.7 feet to a point; thence southerly 132.11 feet to a point in the northerly margin of an unnamed street or Azalea Place, thence with the margin of the same easterly 72.26 feet to a concrete monument at the beginning of a curve; thence around said curve northeasterly to another concrete monument in the westerly margin of Azalea Place; thence with the westerly margin of the same northerly 110.96 feet to the beginning.

Being the same property conveyed to Beth S. Barnett, an unmarried person, by deed from Lydia Hutchinson, an unmarried person, of record as Instrument No. 20130320-0027585, dated March 15, 2013, Register's Office for Davidson County, Tennessee. Being further conveyed to Azalea BB, LLC, a Tennessee limited liability company, by quitclaim deed from Beth S. Barnett, of record as Instrument No. 20140123-0006508, dated January 22, 2013, said Register's Office.

This conveyance is made subject to:

1. County taxes for the year 2020, which shall be paid by Grantee.

2. Matters shown on the Plan of record in Plat Book 1130, page 36, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2805 Azalea Place, Nashville, TN, 37204.

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, his heirs and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever, arising by, through or under the Grantor, but not further or otherwise.

{Signature page to follow}

WITNESS my hand effective as of the 1st day of November, 2020.

AZALEA BB, LLC,
a Tennessee limited liability company

By: D. Beth Barnett, President
Dr. Beth Barnett, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dr. Beth Barnett, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 27th day of October, 2020.

Catherine H Gwyn
Notary Public

My Commission Expires: 5-9-2024

CATHERINE H GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Catherine H. Gwyn, 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 DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Catherine H. Gwyn, 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: 10-17-2023

Notary's Seal

