Karen Johnson Davidson County
Batch# 513832 DEEDWARR
11/10/2020 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20201110-0132357

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $275,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th day of October, 2020.

NOTARY PUBLIC

My commission expires: 11-8-21

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:
Katelyn Michelle Richards and Zachary Selby	F&M Bank	054 13 0 005.00
(NAME)	(NAME)	
103 Anthony Avenue	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Clarksville, TN 37040	

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 **Pamela Burton Sousa, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Katelyn Michelle Richards and Zachary Selby, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, being a part of Lot 18, Section 2, on the Plan of Life and Casualty Insurance Company's Subdivision of Dabbs and Elliott's property known as Dupontonia, of record in Book 843, page 56, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron pin in the approximate center of Anthony Avenue at the corner of Lots 15 and 17, on said plan, being also a corner of Lot 18 at Carters Corner; thence along his line, North 48 deg. 29' West, 280 feet to a point; thence South 41 deg. 31' west 100 feet to a point; thence South 48 deg. 29' east 280 feet to a point in the approximate center of Anthony Avenue; thence with the center of the same, north 41 deg. 31' east 100 feet to the beginning.

Being the same property conveyed to PAMELA BURTON SOUSA AND HUSBAND, MANUEL LOUIS SOUSA by deed from JASON P. SCOGGIN AND WIFE, JENNIFER R. SCOGGIN DATED 08/13/2004 of record in Instrument No. 20040817-0099225, said Register's Office.

Being the same property conveyed to Pamela Burton Sousa BY QUITCLAIM DEED from Manuel Louis Sousa dated 2/21/2017 of record in Instrument No. 20170221-0017171, Register's Office for DAVIDSON County, Tennessee.

This property is __unimproved _X_improved property known as: 103 Anthony Avenue, Old Hickory, TN 37138.

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 29th day of October, 2020.

Pamela Burton Sousa

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela Burton Sousa, 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 29th day of October, 2020.

Notary Public
My Commission Expires: 4/28/23

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

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212