Karen Johnson Davidson County
Batch# 514271 DEEDWARR
11/12/2020 08:48:44 AM 2 pgs
Fees: $13.00 Taxes: $1,006.40

20201112-0132934

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $272,000.00 Affiant Subscribed and sworn to before me, this the 6th day of November, 2020. Notary Public My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nicole Bradshaw Will Hellmich	New Owner	173-09-0A-246.00-CO
8321 Saint Danasus Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PATRICIA CORVIN CARON, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICOLE BRADSHAW AND WILL HELLMICH**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 187 on the Plan of Revision of Lots 177 through 188, Phase "E" Lenox Village of record in Plat at Instrument No. 20040726-0088981, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Megan E. Kentner, unmarried by Warranty deed from Erin J. Michael, unmarried of record in Instrument No. 20140728-0066935 Register's Office for Davidson County, Tennessee, dated July 21, 2014 and recorded on July 28, 2014.

Being the same property conveyed to Patricia Corvin Caron by Warranty deed from Megan E. Kentner and Drew Simpson, wife and husband of record in Instrument No. 20190426-0038759 Register's Office for Davidson County, Tennessee, dated April 26, 2019 and recorded on April 26, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 8321 Saint Danasus Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of November, 2020.

Patricia Corvin Caron

Patricia Corvin Caron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 6th day of November, 2020.

Notary Public

My Commission Expires: 5-2-22

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