Karen Johnson Davidson County
Batch# 524594 DEEDWARR
12/04/2020 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $673.40
20201204-0140956

WARRANTY DEED

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2020

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Bereniz Quinones Rosa	New Owner	108-16-247
(NAME)	(NAME)	
310 Woodlark Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20203161

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Bethany R. McCreary, an unmarried woman**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Bereniz Quinones Rosa, a single woman**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 103A of the Zone lot division of Lots 98 thru 104 on the Plan of Percy Priest Woods, Section 4, as shown on plat of record in Plat Book 6250, page 356 as amended in Book 6250, page 757, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Bethany R. McCreary, an unmarried woman by Warranty Deed from Gary Bryant dated April 25, 2019 and filed of record in Instrument No. 20190429-0038842, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 5984, page 865; Book 6020, page 270; Book 6097, page 11 and Book 6250, page 757, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 310 Woodlark Court, Nashville, TN 37214
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 16th day of November, 2020

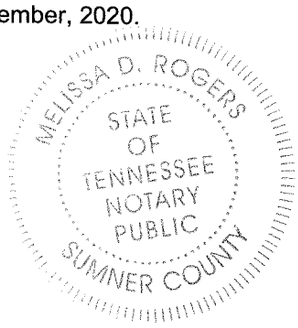
Bethany R. McCreary

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Bethany R. McCreary, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th of November, 2020.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/23/21



True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

