Karen Johnson Davidson County
Batch# 534568 DEEDWARR
12/15/2020 10:53:00 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20201215-0147679

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December, 2020.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: My Commission Expires February 26, 2023
(AFFIX SEAL)

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 119
Emma B Elliott	Baxter Credit Union	GROUP 08 0
714 Currey Road	340 North Milwaukee Avenue	PARCEL 091.00
Nashville, Tennessee 37217	Vernon Hill, IL 60061	

For and in 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, we,

Brents R. Herron
and
Jennifer L. Scholl, k/n/a Jennifer L. Scholl-Herron,
husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Emma B. Elliott and John S. Elliott, wife and husband

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:

Being Lot No. 93, on the Plan of Section Two, Glencliff Estates of Record in Plat Book 1130, Page 77 and 78, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brents R. Herron, unmarried and Jennifer L. Scholl, unmarried as joint tenants with rights of survivorship, by Warranty Deed from Michael Snyder and Michelle Snyder, husband and wife, dated July 31, 2015 and filed of record August 3, 2015 in Instrument No. 20150803-0076254, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **714 Currey Road, Nashville, Tennessee 37217**.

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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand and official seal at office this 11th day of December, 2020.

Brents R. Herron

Jennifer L. Scholl-Herron

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Brents R. Herron and Jennifer L. Scholl, k/n/a Jennifer L. Scholl-Herron, with whom I am personally acquainted, (or who 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, at office, this 11th day of December, 2020.

NOTARY PUBLIC

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027