Karen Johnson Davidson County
Batch# 553125 DEEDWARR
01/13/2021 09:11:12 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20210113-0005732

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2930TN

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Coffe

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th of January, 2021.

Notary Public

Commission Expiration: **AUGUST 22, 2021**

HANNAH J BOLLINGER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Tim Bollinger and Gayle Wright 7846 Heaton Way Nashville, TN 37211	**SAME AS NEW OWNER.**	173-09-0A-348.00

WARRANTY DEED

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, **Lauren C. Tidwell, unmarried person and Ava L. Tidwell and Jassen C. Tidwell, husband and wife,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy John Bollinger and Gayle Merriel Wright, husband and** wife 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:

Property known as: 7846 Heaton Way, Nashville, TN 37211, County of Davidson

Being Lot No. 351 on the Plan of Resubdivision of Lots 220 & 351 through 355, Phase Four, Lenox Village, as shown by plat and survey of record in Instrument No. 20050113-0004928, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lauren C. Tidwell, an unmarried person, and Ava L. Tidwell and Jassen C. Tidwell, wife and husband, as tenants in common with right of survivorship by Warranty Deed from Bryn E. White, unmarried, dated 11/10/2016 and recorded 11/17/2017 in Instrument No. 20171117-0118291, Register's Office for Davidson County, Tennessee. Power of Attorney of record in Instrument No. 20171117-0118290, said Register's Office.

Tax Map and Parcel ID: 173-09-0A-348.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 7846 Heaton Way, Nashville, TN 37211

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 unemcumbered, 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 this 4th of January, 2021.

Lauren C. Tidwell

Lauren C. Tidwell

Ava L. Tidwell by Lauren C. Tidwell Attorney in Fact

Ava L. Tidwell by Lauren C. Tidwell,
Attorney in Fact

Jassen C. Tidwell by Lauren C. Tidwell Attorney in Fact

Jassen C. Tidwell by Lauren C. Tidwell,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th of January, 2021, before me personally appeared **Lauren C. Tidwell**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 4th of January, 2021.

Notary Public

Commission Expiration: 4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 4th of January, 2021, before me, appeared **Lauren C. Tidwell,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for **Ava L. Tidwell**, and that said instrument was signed in behalf of the said **Ava L. Tidwell**, by himself as attorney-in-fact.

Witness my hand and official seal at office this 4th of January, 2021.

Notary Public

Commission Expiration: 4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 4th of January, 2021, before me, appeared **Lauren C. Tidwell,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for **Jassen C. Tidwell**, and that said instrument was signed in behalf of the said **Jassen C. Tidwell**, by himself as attorney-in-fact.

Witness my hand and official seal at office this 4th of January, 2021.

Notary Public

Commission Expiration: 4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023