Karen Johnson Davidson County
Batch# 557819 DEEDWARR
01/21/2021 08:47:30 AM 2 pgs
Fees: $13.00 Taxes: $980.50
20210121-0009004

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Emily Reed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF January, 20 21.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Wilhelmus S. Codington and Libby A. Codington	SEND TAX BILLS TO: Wilhelmus S. Codington and Libby A. Codington	MAP-PARCEL NUMBERS
(NAME) 557 Michele Dr.	(NAME) 557 Michele Dr.	16211000900
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Samuel Lee Otis and wife Jewell Lorraine Otis,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wilhelmus S. Codington and Libby A. Codington, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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. 64 on the plan of Whittemore Valley, Section Three, of record in Book 6250, Page 550, in Register's Office for said County.

SAID Lot No. 64 fronts 60.00 on the southeasterly margin of Michele Drive and extends back 243.53 feet on the northeasterly line and 237.35 feet on the southwesterly line to a dead line in the rear, measuring 60.33 feet thereon.

Being the same property conveyed to Samuel Lee Otis and wife, Jewell Lorraine Otis, by virtue of that certain Warranty Deed dated March 17, 1987, and being of record at Book 7173, Page 717 in the Register's Office of Davidson County, Tennessee.

- **This conveyance is subject to all easements, restrictive covenants and conditions including those** Subject to all matters of record in Plat Book 6250, Page 550. Deed Restrictions recorded at Book 6243, Page 80, in the said Register's Office, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 557 Michele Dr. Antioch, TN 37013
(House Number) (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 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 this 15th day of January, 2021.

Samuel Lee Otis

Samuel Lee Otis

Jewell Lorraine Otis

Jewell Lorraine Otis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Samuel Lee Otis and Jewell Lorraine Otis**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of January, 2021.

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY