Karen Johnson Davidson County
Batch# 565018 DEEDWARR
02/01/2021 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20210201-0014154

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $240,000.00. Affiant Subscribed and sworn to before me, this 27th day of January, 2021. Notary Public My commission expires: 1-24-22
(Notary Stamp)	

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Carolyn R. Downs and Benjamin Rud	Acopia	025-04-0-052.00
233 McCoin	306 Northcreek Blvd #100	
Goodlettsville, TN 37072	Goodlettsville TN 37072	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Billie Jean Bates, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Carolyn R. Downs and Benjamin Rud, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Franklin Heights of record in Plat Book 2083, Page 91, 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 Billie Jean Parker by Warranty deed from John T. Hoover et ux Priscilla Ann Hoover of record in Book 5271, page 882, Register's Office for Davidson County, Tennessee, dated April 6, 1978 and recorded on April 11, 1978.

Being the same property conveyed to Robert Odell Bates and wife, Billie Jean Bates by Quitclaim deed from Billie Jean Parker (now Billie Jean Bates) of record in Book 11182, page 121, Register's Office for Davidson County, Tennessee, dated October 30, 1998 and recorded on November 02, 1998. Robert Odell Bates passed away May 27, 2013.

This is improved property known as **233 McCoin, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of January, 2021.

Billie Jean Bates by Bob Parker, her Attorney-in-Fact

Billie Jean Bates by Bob Parker, Her Attorney-in-Fact

STATE OF Georgia
COUNTY OF Towns

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the aforesaid, personally appeared Bob Parker, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Billie Jean Bates** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Billie Jean Bates,** and is authorized by **Billie Jean Bates** to execute this instrument on her behalf.
Witness my hand and official seal this 27th day of January, 2021.

Notary Public
My Commission Expires: July 15, 2024

OFFICIAL SEAL
ANA M. OVERTON
NOTARY PUBLIC-GEORGIA
FULTON COUNTY
My Comm. Expires July 15, 2024

SolomonParks File No. 21-000013-526

The signature of Billie Jean Bates is signed by his/her duly appointed Attorney-in-fact Bob Parker, pursuant to the Power of Attorney recorded in Instrument #202102010014153, Register's Office for Davidson County, Tennessee.

SP 11/2015

True Copy Certification

I, Trudy Milliken, 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, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21
Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY