This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8172 fax

Karen Johnson Davidson County
Batch# 588514 DEEDWARR
03/10/2021 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20210310-0031214

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, **RONNIE BASS AND KERRI BASS, HUSBAND AND WIFE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SADIE ELLEN VARLEY, SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN B. KOHL, III, SURVEYOR DATED SEPTEMBER 22, 1980, AS FOLLOWS:

BEGINNING IN THE EASTRLEY MARGIN OF BEN ALLEN ROAD, 637 FEET FROM THE CORNER OF LOT 246, MAPLEWOOD HEIGHTS SUBDIVISION OF RECORD IN BOOK 547, PAGE 103, REGISTER'S OFFICE FOR SAID COUNTY; THENCE RUNNING NORTH 17 DEGREES 45 MINUTES WEST 50 FEET; THENCE NORTH 72 DEGREES 15 MINUTES EAST 400 FEET; THENCE SOUTH 17 DEGREES 45 MINUTES EAST 50 FEET; THENCE SOUTH 72 DEGREES 15 MINUTES EAST 400 FEET; THENCE SOUTH 17 MINUTES 45 MINUTES EAST 50 FEET; THENCE SOUTH 72 DEGREES 15 MINUTES WEST 400 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RONNIE BASS AND KERRI BASS, BY WARRANTY DEED FROM MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANYM ITS SUCCESSORS AND/PR ASSIGNS, RECORDED ON NOVEMBER 18, 2019, OF RECORD IN INSTRUMENT NO. 20191118-0118412, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 601 BEN ALLEN ROAD, NASHVILLE, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of

any gender shall be applicable to all genders.

Witness our hands this 5th day of March, 2021.

RONNIE BASS

KERRI BASS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, Ronnie Bass and Kerri Bass, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 5th day of March, 2021.

NOTARY PUBLIC
My commission expires: 7-2-24

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$315,000.00.**

Affiant

Subscribed and sworn to before me, this the 5th day of March, 2021.

NOTARY PUBLIC
My commission expires: 11/5/24

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s) as follows:
Sadie Ellen Varley
601 Ben Allen Road
Nashville, TN 37216

Send Tax Bills To:
Same as above

MAP/PARCEL: 061-00-0/024.01

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON