WARRANTY DEED

Karen Johnson Davidson County
Batch# 606773 DEEDWARR
04/05/2021 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $3,589.00
20210405-0044013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $970,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/16/21

(AFFIX SEAL)

FRANK N. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin Ison	New Owner	05312022500
(NAME)	(NAME)	
505 Sandy Cove		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Donald H. Helton, and wife, and Cathey L. Helton, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Kevin Ison and Nellie Ison, hereinafter called the GRANTEE(S), his/her/their 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. 2 on the plan of Final Plat The Villas of Lakemeade, as shown on Plat of record in Book 7900, Page 530, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Donald H. Helton and wife, Cathey L. Helton by Quitclaim Deed from Donald H. Helton, James R. Helton and Terry Stevens, CO-Trustees of the Donald H. Helton Living Trust for Cathey Lee Helton and Megan Blair Helton Tucker, Taylor Parrish, Megan Lee Parrish and their Appointees or Issue Dated the 27th day of September, 2012 and Cathey Lee Helton, Terry Stevens and James R. Helton, Co-Trustess of the Cathey Lee Helton Living Trust for Donald H. Helton and Taylor Parrish, Megan Lee Parrish, Megan Blair Helton Tucker and their Appointees or Issue Dated the 27th day of September, 2012, dated 06/25/2015 and recorded 07/06/2015, of record in Instrument 201507060064844, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 7900, Page 530; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 9872, Page 506; Charter of Villas of Lakemeade, Inc., of record in Book 8842, Page 390 all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 505 Sandy Cove, Old Hickory, TN 37138
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 19th day of March, 2021.

Donald H. Helton

Cathey L. Helton

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald H. Helton and Cathey L. Helton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of March, 2021.

Notary Public:
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022