Karen Johnson Davidson County
Batch# 623680 DEEDWARR
04/27/2021 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20210427-0056327

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2021.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2021-9577-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Joshua L. Houston	Pinnacle Bank	08414011800
(NAME)	(NAME)	
227 Amherst Drive	15025 Ballantroft Pkwy, 2nd Floor	
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Charlotte, NC 28277	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seventy Thousand And No/100 Dollars ($370,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, GEORGE STEVENS, A MARRIED MAN, AND THOMAS B. KECK,A MARRIED MAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA L. HOUSTON, A SINGLE PERSON, AND KADIE L. PATTERSON, A SINGLE PERSON, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, 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:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 101 on the Plan of Walnut Grove, as of record in Book 2133, page 87, Register's Office for said County. Said Lot No. 101 fronts 75 feet on the northeasterly side of Amherst Drive and runs back between parallel lines 155 feet to a dead line.

Being the same property conveyed to George E. Stevens and Thomas B. Keck by Warranty Deed from Brittney R. Wilkerson, a single woman, recorded in Instrument Number 20200311-0027107 Register's Office for Davidson County, Tennessee.

Subject property is Investment property and has never been the primary residence of grantor, nor grantor's spouse.

unimproved ☐
This is improved ☒ property, known as 227 Amherst Drive, Nashville, TN 37214
(House No.) (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 our hands this 26 day of April, 2021.

George Stevens

Thomas B. Keck 4/26/2021

STATE OF TENNESSEE
COUNTY OF Williamson

On this 26 day of April 2021, before me personally appeared George Stevens and Thomas B. Keck to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 26 day of April, 2021.

Commission Expires: 8/1/22

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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 **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022