This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11363-SM

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-11363-SM

Karen Johnson Davidson County
Batch# 629240 DEEDWARR
05/05/2021 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20210505-0060265

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Eleanor C. Sargent
Affiant

CHARLES D LIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-22-2022

Subscribed and sworn to before me, this the 30th day of April, 2021.

Notary Public
My Commission Expires: 8/22/22

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Eleanor C. Sargent<br>2721 Call Hill Road<br>Nashville, TN 37211 | Gardner Financial Services LTD, dba<br>Legacy Mutual Mortgage<br>730 Cool Springs Boulevard<br>Suite 110<br>Franklin, TN 37067 | 172-12-0B-124.00-CO |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Wardell Bryan Sargent, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Eleanor C. Sargent, a single woman**, hereinafter called the Grantee(s), his/her/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, TN, being Lot No. 447 on the Plan of Bradford Hills, Section Seven, of record in Book 7900, Page 6 and amended in Book 7900, Pages 337 & 338, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wardell Bryan Sargent by Warranty deed from Keith M. Willocks and wife, Kristi L. Willocks of record in Book 11453, page 909, Register's Office for Davidson County, Tennessee, dated April 28, 1999 and recorded on April 29, 1999. (Value or consideration shown in aforementioned deed $137,900.00.) Being also known as 2721 Call Hill Road Nashville, Tennessee 37211.

This is improved property located at: **2721 Call Hill Road, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever 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,** Grantor has executed this instrument on this 30th day of April, 2021.

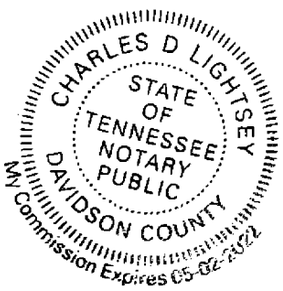
GRANTOR:

Wardell Bryan Sargent

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Wardell Bryan Sargent, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of April, 2021.




Notary Public
My Commission expires: 5/2/22

# True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

