WARRANTY DEED

Karen Johnson Davidson County
Batch# 633782 DEEDWARR
05/11/2021 03:11:39 PM 2 pgs
Fees: $13.00 Taxes: $462.50

20210511-0063559

File No. TR-21-611

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANDRA DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joyce Fowler	New Owner	
(NAME)	(NAME)	
1703 Bondurant Street		053-07-0-049.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Betsy Ham, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joyce Fowler**, HEREINAFTER CALLED THE GRANTEE, 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, Tennessee, being part of Lot No. 28 on the Revised Plan of Section "F", Village of Old Hickory, of record in Plat Book 1424, Pages 131 and 132, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 28 is described as beginning with an iron pin at the southwest corner of Lot No. 28 and running thence the following courses and distances: North 0 deg. 53' East 65 feet to an iron pin; thence South 88 deg. 38' East 137.6 feet to an iron pin; thence South 14 deg. 17' West 68 feet to an iron pin; thence North 88 deg. 38' West 122.9 feet to an iron pin to the point of beginning, containing .20 acres, more or less.

Being the same property conveyed to Betsy Ham by Warranty deed from Richard Van Kluyve and wife, Rachel Van Kluyve of record in Instrument No. 20201019-0121418 Register's Office for Davidson County, Tennessee, dated October 05, 2020 and recorded on October 19, 2020.

Being also known as 1703 Bondurant Street Nashville, Tennessee 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 10th day of May, 2021.

Betsy Ham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of May, 2021, before me personally appeared Betsy Ham, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of May, 2021.

Notary Signature
My commission expires: 1/3/23

