Karen Johnson Davidson County
Batch# 637073 DEEDWARR
05/17/2021 09:41:32 AM 2 pgs
Fees: $13.00 Taxes: $2,109.00

20210517-0065833

teturned

TO:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20214916

**After Recording Return To The Above.**

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$570,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14th day of May, 2021.

Notary Public
My Commission Expires: 9-6-22

# WARRANTY DEED

**THIS INDENTURE**, made this 14th day of May, 2021, among:

**THOMAS B. BESS AND KENDRA C. BESS, HUSBAND AND WIFE**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")
**AND**

**GARY BISHOP, MARRIED**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of re-subdivision of part of Crievewood, as of record in Book 2330, page 90, Register's Office for said County.**

**Said Lot .No. 88 fronts 80 feet on the Westerly side of Marchant Drive and runs back 299.2 feet on the Southerly line and 312 feet on the Northerly line, to a dead line in the rear, measuring 146 feet thereon.**

**Being the same property conveyed to Thomas B. Bess and Kendra C. Bess, husband and wife by Warranty deed from Betty S. Ervin aka Betty P. Ervin, an unmarried woman of record in Instrument No. 20160601-0055235 Register's Office for Davidson County, Tennessee, dated May 23, 2016 and recorded on June 01, 2016.**

**Being also known as 5051 Marchant Drive Nashville, Tennessee 37211.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

Thomas B Bess
**Thomas B. Bess**

Kendra C Bess
**Kendra C. Bess**

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Thomas B. Bess and Kendra C. Bess, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of May, 2021.

James B. Hargett
Notary Public
My Commission Expires: 1/10/2023

JAMES B. HARGETT NOTARY PUBLIC WILSON COUNTY, N.C.

**Owner Name & Property Address:**

Name: Gary Bishop
Address: 5051 Marchant Drive
City, State, Zip: Nashville, TN 37211

**Responsible Party For Taxes:**

Name: Gary Bishop
Address: 5051 Marchant Drive
City, State, Zip: Nashville, TN 37211

**Tax ID: 147-09-0-056.00**