Karen Johnson Davidson County
Batch# 643266 DEEDWARR
05/24/2021 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210524-0070209

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-8-2022

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0283

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Amanda Oleri, a single woman	Movement Mortgage LLC	Map: 07207034600
(NAME) 1324 Love Joy Court	(NAME) 8024 Calvin Hall Road	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($325,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

STEVEN T. HEAD, JAMES R. HEAD AND PATRICIA A. BAUGH, HEIRS OF THE ESTATE OF ANN R. STROUD,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AMANDA L. OLERI, A SINGLE WOMAN,

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:

BEING Lot No. 7, on the Plan of Ellis Estate, Section Two, of record in Plat Book 6900, Page 467, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ann Stroud, unmarried, by deed from Maria DeLourides Perez, unmarried, of record in Instrument No. 20120601-0047553, dated May 30, 2012, Register's Office for said County. The said Ann Stroud died March 2, 2021 with a Will, but the Estate was not probated. See Affidavits of Heirship of record in Instrument No. 20210415-0050148 and Instrument No. 20210415-0050150, said Register's Office naming Steven T. Head, James R. Head, Jr., Terry Lee Head, and Patricia A. Baugh, as heirs of Ann Stroud. The said Terry Lee Head died October 22, 1976, leaving as sole heirs, Steven T. Head, James R. Head, Jr., and Patricia A. Baugh. See also Affidavits of Heirship of record in Instrument No. 20210415-0050149 and Instrument No. 20210415-0050151, said Register's Office. The Grantors, Steven T. Head, James R. Head, Jr., and Patricia A. Baugh, execute this instrument as Heirs of the Estate of Ann Stroud and Terry Lee Head.

Steven T. Head and Steve T. Head being one and the same person.

Also see Power of Attorney of record in Instrument _____202105240070208_____, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 467, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1324 Love Joy Court, Nashville, TN 37216

(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 21st day of May, 2021.

Steven T. Head
Steven T. Head

James R. Head
James R. Head

Patricia Baugh by Marquita West attorney in fact
Patricia A. Baugh by Marquita West, her Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven T. Head and James R. Head, 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, 21st day of May, 2021.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Marquita West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Patricia A. Baugh, as his/her Attorney-in-Fact, as the free act and deed of the within named Patricia A. Baugh.

Witness my hand and official seal this 21st day of May, 2021.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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