Karen Johnson Davidson County
Batch# 645255 DEEDWARR
05/27/2021 11:04:30 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20210527-0071914

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8/1/22
(AFFIX SEAL)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

File No.: TN-2021-9575-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Douglas E. Betty	SAME	131030B18100CO
(NAME)	(NAME)	
4519 Shys Hills Road		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty-Five Thousand And No/100 Dollars ($225,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JENNIFER A. SHIRLEY AND ANTHONY C. ALCANTARA**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOUGLAS E. BETTY AND LAURA R. BETTY, HUSBAND AND WIFE,** 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 Building Site No. 181 on the Plan of Arden Place, Section I, a condominium, of record in Plat Book 4955, page 5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property; together with one membership in Arden Place Homeowner's Association, Inc., and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

Being the same property conveyed to Patricia J. Alcantara, by Warranty Deed dated September 24, 2004, from Leslie R. Lindecker and husband, Mark W. Lindecker, of record in Instrument Number 20040927-0115949, Register's Office for Davidson County, Tennessee. Further conveyed to Jennifer A. Shirley and Anthony C. Alcantara, by Quitclaim Deed dated October 30, 2020, from Anthony C. Alcantara and Jennifer A. Shirley, Executors of the Estate of Patricia J. Alcantara of record in Instrument Number 20201105-0129897, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4400 Belmont Park Terrace, Unit 181, Nashville, TN 37215
(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 May, 2021.

Jennifer A. Shirley

Anthony C. Alcantara

STATE OF TENNESSEE
COUNTY OF [illegible]

On this 26 day of May 2021, before me personally appeared Jennifer A. Shirley and Anthony C. Alcantara 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 May, 2021.

Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, 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

LAURA JANE SHOUN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of TN
County of Davidson

Personally, appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 10/26/24