WARRANTY DEED

File #2021043687

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/22/22

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 647501 DEEDWARR
06/02/2021 10:48:47 AM 2 pgs
Fees: $13.00 Taxes: $296.00

20210602-0073739

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie S. Wilkes	First Community Mortgage, Inc.	064-09-0-113.00
(NAME)	(NAME)	
4214 Old Hickory Blvd.	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Murfreesboro, TN 37129	
(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, **Glenda W. Atwood, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jamie S. Wilkes, an unmarried man**, 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:

Property being known as 4214 Old Hickory Blvd., Old Hickory, Tennessee 37138 and being described as follows:

BEING the northerly one-half of Lot No. 2 and the southerly one-half of Lot No. 3 in the Block No. 5 of the Plan of Berryville, W. A. Bryan's Subdivision of the Berry Tract, said Plan being of record in Book 421, page 117, Register's Office for Davidson County, Tennessee.

SAID northerly one-half of Lot NO. 2 and said southerly one-half of Lot No. 3 each front 25 feet on the easterly side of Hadley Road, making a total frontage of 50 feet on Hadley Road, and runs back between parallel lines 150 feet to an alley.

SAID tract herein conveyed being more particularly described as follows: BEGINNING at a point 75 feet north of the northeast corner of the intersection of Fifth Street and Hadley Road, as shown on said Plan; thence in an easterly direction 150 feet to a point in the roar line of said Lot No. 2; thence in a northerly direction 50 feet to a point in the rear line of said Lot No. 3; thence in a westerly direction 150 feet to a point in the front line of Lot No. 3 on Hadley Road; thence in a southerly direction with the easterly margin of Hadley Road 50 feet to the point of beginning, being a point in the front line of Lot No. 2 on Hadley Road.

Being the same property conveyed to Glenda W. Atwood and husband, Louis W. Atwood by Warranty deed from Willard L. Hall and wife, Linda R. Hall of record in Instrument No. 20070517-0058847 Register's Office for Davidson County, Tennessee, dated May 11, 2007 and recorded on May 17, 2007. **The said Louis W. Atwood having since died on July 28, 2020, leaving title vested solely in Glenda W. Atwood as surviving tenant by the entirety.**

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee.; Subject to easement of sanitary sewer and/or storm drainage of record in Book 10718, Page 552, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **4214 Old Hickory Blvd., Old Hickory, TN 37138**

(House Number) (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 26th day of May, 2021.

Glenda W. Atwood, by Tracey Keith as her attorney in fact

Atwood, as her attorney in fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 26th day of May, 2020, before me personally appeared Tracey Keith Atwood, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Glenda W. Atwood, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. _____ Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 26th day of May, 2021.

Commission expires:

8/22/22

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128