Karen Johnson Davidson County
Batch# 649897 DEEDWARR
06/04/2021 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20210604-0075160

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 2nd day of June, 2021.

Notary Public

My commission expires: 10-21-2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Doris Shannon	**New Owner**	**08513001900**
2620 Somerset Dr.		
Nashville, Tn 37217		

FOR AND IN 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 ACKNOWLEDGE, WE,

Catherine D. Sisco, unmarried

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

Doris Shannon, unmarried

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:

Commencing at an iron rod (old) on the Westerly margin of Crestwood Road, as widened (50' wide R.O.W.) at the intersection of said westerly margin and the common boundary line of Lots 13 & 14, Re-Subdivision of Cliffdale (Book 974, Page 49 R.O.D.C., TN), Lot 14 being owned by James C. Hailey, Jr. (Book 6039, Page 404, R.O.D.C., TN); thence with said westerly margin S 07 Deg. 26' 11" W 99.86 feet to an iron rod (old) at the common boundary line of said Lot 13 & Lot 12 of said Re-Subdivision of Cliffdale (Book 97 4, Page 49, R.O.D.C., TN), The True Point of Beginning for the herein described tract of land; thence with said westerly margin S 07 deg. 26' 11" W 46.96 feet to a point; thence with a curve to the right that has a radius of 100.00 feet, a chord bearing and distance of S 69 deg. 16' 04" W 69. 78 feet for an arc length of 71.28 feet to a point; thence S 89 deg. 41' 21" W 83.29 feet to a point in the easterly margin of a private access road; thence with said easterly margin N 07 deg. 11' 15" E 88.95 feet to a point at the common rear corner of said Lots 12 & 13; thence leaving said easterly margin with the line between said Lots 12 & 13, S 83 deg. 25' 33" E 144.45 feet to the point of beginning, the described tract containing 11, 114. 78 S. F. or 0.26 acres +/derived from a survey dated 4/11/2016, prepared by Campbell, McRae & Associates, Surveying, Inc., by John Hood TN R.L.S. #1838.

Being the same property conveyed to Kevin Wayne Sisco and wife, Catherine D. Sisco, by Warranty Deed from Branden J. Stansley and wife, Margaret P. Stansley, dated August 25, 2017, of record in Instrument No. 20170828-0087967, Register's Office for Davidson County, Tennessee. Pursuant to Final Decree of Divorce, Docket No. 19D-528, Third Circuit Court for Davidson County, Tennessee, property was divested out of Kevin Wayne Sisco and vested entirely in Catherine D. Sisco.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2600 Crestwood Drive, Nashville, TN 37214.

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 in 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.

_____ Date: 5-26-21
Catherine D. Sisco

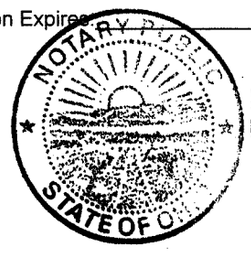
STATE OF Ohio
COUNTY OF Hamilton

Personally appeared before me, a Notary Public of said County and State, Catherine D. Sisco, the within named Grantor(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, at office, this 26 day of May, 2021.

_____
NOTARY PUBLIC

My Commission Expires _____



RACHEL A. McKINNEY
Notary Public, State of Ohio
My Commission Expires
October 22, 2023

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY