Karen Johnson Davidson County
Batch# 657613 DEEDWARR
06/16/2021 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210616-0080967

WARRANTY DEED

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00 .

Ivonne Hall
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF June, 2021.

Mandy Gomez
Notary Public

(Affix Seal)

My Commission Expires: 7-5-23

BRANDY GOMEZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

HELLMERS-H21181

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
CARL EDWARD HELLMERS IV and ROSE EVERT THOMPSON HELLMERS, HUSBAND AND WIFE	SWBC Mortgage Corp.	172.02-0B-127.00 CO
2733 Call Hall Road	117 Seaboard Ln, Ste F205	
Nashville, TN 37211	Franklin, TN 37067	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JERMAINE DALLAS TERRELL AND JULIAN JAMES TERRELL, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CARL EDWARD HELLMERS IV AND ROSE EVERT THOMPSON HELLMERS, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 450 on the Plan of Section Seven, Bradford Hills, of record in Book 7900, Page 6, and Book 7900, Pages 337 and 338, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Rosemary B. Terrell, Jermaine Dallas Terrell and Julian James Terrell as joint tenants with right of survivorship by deed from Rosemary B. Terrell (via Judy Harrison, Trustee) of record in Book 2002070250089166, recorded on 07/25/2002, Register's Office for Davidson County, Tennessee.

Rosemary B. Terrell having since died January 27, 2005.

( ) unimproved
This is (X) improved property known as 2733 Call Hall Road, Nashville, Tennessee 37211 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 10th day of June, 2021 :

Jermaine Dallas Terrell

Julian James Terrell

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hanna, a Notary Public in and for said County and State, the within named JERMAINE DALLAS TERRELL AND JULIAN JAMES TERRELL, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 10th day of June, 2021.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

True Copy Certification

I, Brandy Gomaz, do hereby make oath that I am 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.

Brandy Gomaz

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Melissa Foster, a notary public for this county and state, Brandy Gomaz, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa Ann Foster

Notary's Signature

My Commission Expires: 10/2/2023

Notary' Seal (if on paper)

