Karen Johnson Davidson County
Batch# 683633 DEEDWARR
07/26/2021 01:51:30 PM 5 pgs
Fees: $28.00 Taxes: $1,110.00
20210726-0100049

Prepared by and
After Recording, Send To:
Fresa Tavera
Boston National Title Agency, LLC
400 Rouser Road Bldg 2, Suite 101
Coraopolis, PA 15108

Commitment Number: TN21103938

New Property Owner/Mail Tax Statements To:
Cassandra Yvette Hayes-Branch, 2577 Bethwood Drive, Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
061 13 0 003.00

GENERAL WARRANTY DEED

Alma J. Turner, hereinafter grantor, whose tax-mailing address is **2577 Bethwood Drive, Nashville, TN 37207**, for Three Hundred Thousand Dollars and Zero Cents ($300,000.00) in consideration paid, grants, with general warranty covenants to **Cassandra Yvette Hayes-Branch, a single person**, hereinafter grantees, whose tax mailing address is **2577 Bethwood Drive, Nashville, TN 37207**, the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 12th Civil District of Davidson County, Tennessee, being Lot No. 115 on the Plat of Shepardwood Subdivision, Section Two, of record in Book 4460, page 66, Register's Office for Davidson County Tennessee.

Said Lot 115 fronts 63.99 feet on the east margin of Bethwood Drive, and extends back 125 feet on the north line, and 124.65 feet on the south line to a line on the rear, which is a broken line on which it. measures 81.2 feet.

Property Address is: 2577 Bethwood Drive, Nashville, TN 37207

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Book Number 4741 and Page 592 in the Register's Office of Davidson County, Tennessee.

Prior instrument reference: Book Number 4741 and Page 592

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 15th on this day June, 2021:

Alma J. Turner

Alma J. Turner

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 6-15-, 2021 by **Alma J. Turner** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Tracey Y. Dixon
Notary Public

My commission expires 09/02/2024

TRACEY Y. DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Maximum principal indebtedness for Tennessee recording tax purposes is $300,000.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 15th day of June, 2021.

Alma Junette Turner
Affiant

ALMA JUNETTE TURNER
Print Name

(Seal) TRACEY Y. DIXON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Tracey Y. Dixon
Notary Public

My commission expires:
9-7-2024

Tracey Y. Dixon
Print Name

True Copy Certification
State of Tennessee

I, Aaron Avery, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 06/15/2021.

Affiant Signature

07/22/2021
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 22 day of July, 2021.

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462

(seal)