Karen Johnson Davidson County
Batch# 693469 DEEDWARR
08/09/2021 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $767.75
20210809-0107058

WARRANTY DEED

STATE OF TENNESSEE Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00.

Debbie Lesher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2021.

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0450

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nathan Short and wife, Deborah A. Short	New Owner	Map: 10816001500
(NAME) 1016 Locust Grove Rd.	(NAME)	
(ADDRESS) Watertown, TN 37184	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($207,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HARRY W. HELMEN, III, UNMARRIED,

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

NATHAN SHORT AND WIFE, DEBORAH A. SHORT,

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:

Land in Davidson County, Tennessee, being Lot No. 15-A on the Plan of Zone Lot Division Lots 13, 15, 16, 17, 18, 19, Section One, Percy Priest Woods of record in Book 5200, Page 607, amending Book 5200, Page 472, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Harry W. Helmen, III and wife, Kathleen M. Helmen, by deed from J E R Builders, Inc., of record in Book 6158, Page 382, dated October 14, 1983, Register's Office for said

County. See also, Quitclaim Deed of record in Instrument No. 202108090107057, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 5200, Page 607, amending Book 5200, Page 472, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5984, Page 865, amended in Book 6020, Page 270, Book 6097, Page 11, Book 6132, Page 221, Book 6353, Page 307, Book 6569, Page 667, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3262 Priest Woods Drive, Nashville, TN 37214
(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 4 day of August, 2021.

Harry W. Helmen III
Harry W. Helmen, III

STATE OF FLORIDA
COUNTY OF COLLIER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harry W. Helmen, III, 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 and official seal this, 4 day of August, 2021.

My Commission Expires: Jan. 28, 2024

Notary Public

NOTARY PUBLIC
JOSEPH PASCHITTI
Notary Public, State of Florida
Commission# GG 951882
My comm. expires Jan. 28, 2024

Certification of Recorded Documents

I, Aubrey Seavers, 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 August 6, 2021.

(AFFIANT) – Aubrey Seavers

08/06/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 6th day of August, 2021.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY