Karen Johnson Davidson County
Batch# 693788 DEEDWARR
08/10/2021 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20210810-0107476



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $675,000.00

Affiant

Subscribed and sworn to before me, this 5th day of August, 2021.

Notary Public

My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Thomas Mogan Vester, IV **Molly Greenwood Vester**	New Owner	**16003010500**
5360 Anchorage Court		
Nashville, TN 37220		

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,

Gloria J. Cherry, single and Ruth M. Banasiewicz, single

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

Thomas Mogan Vester, IV and Molly Greenwood Vester, husband and wife

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. 319 on the Plan of Haileywood Estates, Section 8E & B, as of record in Book 3700, Page 54, Register's Office for said County.

Being the same property conveyed to Robert H. Cherry, Gloria J. Cherry, and Ruth M. Banasiewicz, each a one-third undivided interest as joint tenants with rights of survivorship by Warranty Deed from Matthew R. Kenigson and wife, Lynda F. Jones dated August 27, 2013, of record in Instrument No.20130904-0093321, Register's Office for Davidson County, Tennessee. The said Robert H. Cherry died on February 19, 2016 per Certificate of Death, State of Tennessee Office of Vital Records.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 5360 Anchorage Court, Nashville, TN 37220.

HE2021-0161

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.

Witness my/our hand(s) this 5th day of August, 2021.

Gloria J. Cherry

Gloria J. Cherry

Ruth M. Banasiewicz

Ruth M. Banasiewicz

STATE OF TENNESSEE
COUNTY OF Davidson

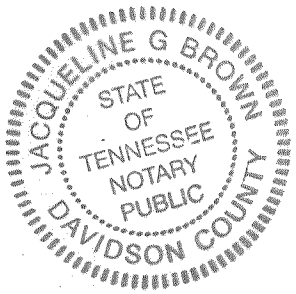
Personally appeared before me, a Notary Public of said County and State, **Gloria J. Cherry and Ruth M. Banasiewicz,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of August, 2021.

Jacqueline G Brown

Notary Public

My Commission Expires: 7-8-22



HE2021-0161

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 8-5-2021.

Affiant
Date: August 9, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 9 day of August, 2021.

Notary Public

My Commission Expires: 5/14/2025

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY