This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 698845 DEEDWARR
08/17/2021 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,002.70
20210817-0111062

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $271,000

Affiant Signature

Subscribed and sworn to before me on this the 16 Day of August, 2021.

Notary Public

My Commission expires 5/2/22

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Bethany Lloyd
719 Elissa Drive
Nashville, TN 37214

SEND TAX BILLS TO:
US Community Credit Union
P.O. Box 140570
Nashville, TN 37214
MAP AND PARCEL NUMBER: Tax ID #: 10705003700

WARRANTY DEED
21NT01840

Effective the 13th Day of AUGUST, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jeanette M. Blake, single woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Bethany Lloyd, a single woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot No. 115 on the Plan of Bel-Air Subdivision, Section 2, recorded in Plat Book 2900, Page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed to Jeanette M. Blake, single woman by Warranty Deed from Chrisbuystnhomes LLC dated 11/08/2018 recorded 11/08/2018 as Book NA, Page NA, in Document Number 20181108-0110860, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 719 Elissa Dr, Nashville, TN 37217-1308

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 13th day of Aug, 2021

Jeanette M. Blake

Jeanette M. Blake

State of CO)
County of Douglas

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jeanette M. Blake** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of Aug, 2021.

K Bomareto

Notary Public

My Commission expires: 6/9/24.

KATHLEEN L BOMARETO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044020216
MY COMMISSION EXPIRES JUNE 9, 2024

Michael Callas

Michael Callas

State of CO }
County of Douglas }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Michael Callas,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of Aug, 2021.

K Bomareto

Notary Public

KATHLEEN L BOMARETO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044020216
MY COMMISSION EXPIRES JUNE 9, 2024

My Commission expires: 6/9/24.

Michael Callas joins in this deed for purposes of conveying Martial Interest

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 13, 2021.

(AFFIANT) – Aubrey Seavers

08/13/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 13th day of August, 2021.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY