Karen Johnson Davidson County
Batch# 704012 DEEDWARR
08/25/2021 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,601.73
20210825-0114656



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $432,900.00.

Affiant

Subscribed and sworn to before me, this 24th day of August, 2021.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dorothy S. Warda and Tracy Skipworth	**New Owner**	**147-14-0-179.00**
505 Westcrest Drive		
Nashville, TN 37211		

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 ACKNOWLEDGED, WE,

Marlene M. Jayne, widow

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

Dorothy S. Warda and Tracy Skipworth

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. 97 on the Plan of McMurray Hills of record in Book 3700, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 97 fronts 86.7 feet on the westerly side of Westcrest Drive and extends back between two lines, the southerly line being 144.2 feet and the northerly line being 145 feet to a line in the rear, measuring 108.4 feet.

Being the same property conveyed to William Earl Jayne and wife, Marlene M. Jayne, by Warranty Deed, from Hallmark Construction Company, a Tennessee Corporation, dated October 7th, 1966, of record in Book 4067, Page 616, Register's Office for Davidson County, Tennessee. William Earl Jayne having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 3882, Page 846, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 505 Westcrest Drive, Nashville, TN 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 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 my/our hand(s) this 24th day of August, 2021.

Marlene M. Jayne

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Marlene M. Jayne,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2021.

Notary Signature
My commission expires:

RUSSELL J. MCCANN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/14/25
COUNTY OF WILLIAMSON

File #: 21-601
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Olivia Pedigo, 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 correct copy of the original document executed and authenticated according to law on this 24 day of August, 2021.

Olivia Pedigo
Signature

8-24-2021
Date

State of Tennessee

County of Williamson

Personally appeared before me, Audra Cross, a notary public for this county and state, Olivia Pedigo, who acknowledges that this certification of an electronic document is true and correct and whose signature have witnessed. Sworn and subscribed before me this 24 day of August, 2021.

AUDRA D CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-19-2024

Audra Cross
Notary Signature

MY COMMISSION EXPIRES:_____

NOTARY"S SEAL

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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