Karen Johnson Davidson County
Batch# 711873 DEEDWARR
09/08/2021 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210908-0120344

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of September, 2021.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Janie Beamer	**New Owner**	**01812001600**
109 Swift Drive		
Goodlettsville, TN 37072		

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,

James V. Scott and wife, Joyce Scott

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

Janie Beamer, a single woman

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. 2, on the Plan of Mansker Heights, Goodlettsville, Tennessee, as of record in Plat book 2900, Page 10, Register's Office for said county.

Said Lot No. 2 fronts 255 feet on the easterly side of Swift Drive and runs back between lines on the Northerly line 181.8 feet on the northerly side of Fannin Drive a total of 179.88 feet to a dead line in the rear which measures 177.3 feet.

Being the same property conveyed to Joyce Turnage Scott and James V. Scott, by Quitclaim Deed from Marie Butterworth, Trustee, to make a recovneyance to James V. Scott and wife, Joyce Scott, dated March 6, 1976, of record in Book 5005, Page 442, Register's Office for Sumner County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 109 Swift Drive, Goodlettsville, TN 37072.

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.

James V. Scott Date: 9/2/21
James V. Scott

Joyce Scott Date: 9/2/21
Joyce Scott

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, James V. Scott and Joyce Scott, 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 2nd day of September 2021.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Mark B. Leedom, 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

9/2/21.
Date

Affiant Signature

9/2/21
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 3rd day of September, 2021.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Date

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY