Karen Johnson Davidson County
Batch# 718105 DEEDWARR
09/16/2021 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20210916-0124501

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-7-2024
(AFFIX SEAL)

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3-7-2024

MJ-CPP-21-205

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Grace DelosReyes and Christina Sagun	**NEW OWNER**	
(NAME)	(NAME)	**084-14-0-031.00**
205 Bermuda Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICIA B. KELLEY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GRACE DELOSREYES AND CHRISTINA SAGUN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 50 and Part of Lot 52 on the Plan of Section Two, Donelson Meadows of record in Plat Book 2133, Pages 100 and 101, 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. 50 and part of Lot 52 front together 177.27 feet along the easterly side of Bermuda Drive and extends back 279.50 feet along the northerly side line and 256.7 feet along the southerly side line to a rear line measuring 153.00 feet thereon.

Being the same property conveyed to Patricia B. kelley, unmarried and Natalie S. Kelley, married by Warranty deed from Arthur K. Darden and wife, Shelia A. Darden of record in Instrument No. 20021223-0158070 Register's Office for Davidson County, Tennessee, dated December 12, 2002 and recorded on December 23, 2002.

Being the same property conveyed to Patricia B. Kelley by Quitclaim deed from Natalie S. Kelley of record in Instrument No. 20051003-0118554 Register's Office for Davidson County, Tennessee, dated September 29, 2005 and recorded on October 03, 2005.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 2133, Page 100 and 101, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2283, Page 361, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Instrument Number 20160627-0065401, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20020821-0100932, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Book 4904, Page 987, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville of record in Book 4925, Page 47, in the Register's Office for Davidson County, Tennessee.
- Water Line Easement in favor of City of Nashville of record in Book 2282, Page 104, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **205 Bermuda Dr, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 10th DAY OF SEPTEMBER, 2021.

Patricia B. Kelley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA B. KELLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of September, 2021.

Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-13533-DS

Certificate of Authenticity

I, Kirsten Virden, do hereby make oath that I am 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 9/13/2021.

Kirsten Virden
Affiant Signature

9/13/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of September, 2021..

Bria Sawyers
Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

