Karen Johnson Davidson County
Batch# 736328 DEEDWARR
10/14/2021 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20211014-0138155

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jaclyn Moniot and Donald Moniot	Same As New Owner	072 13 0 326.00
(NAME)	(NAME)	
926 Douglas Ave	926 Douglas Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Stephen Boyd Medlin and Belinda Kim Medlin, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Jaclyn Moniot and Donald Moniot and Kathy Moniot**, 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 the East part of Lot 29 on the Map of Sharpe and Horn's Fourth Addition, of record in Book 161, Page 172, Register's Office for said County.

Said part of said Lot 29 fronts 50 feet on the southerly side of Douglas Street or Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Travis B. Medlin, an unmarried man, by Warranty Deed from Kyne Marshall, unmarried, of record in Instrument No. 20150605-0052768, in the Register's Office of Davidson County, Tennessee, dated June 01, 2015 and recorded on June 05, 2015. The said Travis B. Medlin having died April 7, 2020 leaving Stephen Boyd Medlin and Belinda Kim Medlin as his sole heirs at law, see affidavit of heirship recorded in Instrument No. 20200501-0045623, Register of Deeds, Davidson County, Tennessee. Also see Affidavit of Heirship recorded simultaneously herewith. 202110140138154

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 926 Douglas Ave, Nashville, TN 37206

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 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 our hands this 2nd day of September, 2021.

Stephen Boyd Medlin

Belinda Kim Medlin

STATE OF TENNESSEE

COUNTY OF PUTNAM

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Stephen Boyd Medlin and Belinda Kim Medlin, husband and wife, the within named bargainor, 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 and official seal, this the 2nd day of September, 2021.

Debra Wittenberg

Notary Public

My Commission Expires:
04/23/2025

(SEAL)

DEBRA WITTENBERG
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

Certificate of Authenticity

I, Emily Manno, 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 09/02/21.

Date

Emily Manno

Affiant Signature

09/02/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of September, 2021.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON