Karen Johnson Davidson County
Batch# 740482 DEEDWARR
10/21/2021 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20211021-0141234

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $595,000.00

Affiant

Subscribed and sworn to before me, this 15th day of October 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

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:
Alex Booth **Caroline Dewar**	**New Owner**	**08314001300**
1807 Holly Street		
Nashville, TN 37206		

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,

Melinda Bailey, an unmarried woman

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

Alex Booth and Caroline Dewar, husband and wife

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. 14, on the Plant of Plat of Richardson Place Subdivision, of record in Plat Book 547, Page 135, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Melinda Bailey, by Warranty Deed from Jeff Godby and wife, Juanita Michelle Godby, dated June 5, 2019, of record in Instrument No. 20190610-0055597, Register's Office for Davidson 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 1807 Holly Street, 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 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.

Melinda Bailey Date: 10/15/21
Melinda Bailey

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Melinda Bailey, 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 15th day of October 2021.

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

NOTARY PUBLIC

My Commission Expires: 7/7/25

Certificate of Authenticity

I, Mark D. Hedrick, 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

10/15/21.

Date

Affiant Signature

10/15/21

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 19th day of October, 2021.

Jennifer Russell

Notary's Signature

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 03/01/2025

Date

Notary's Seal (if on paper)