Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-6970

Karen Johnson Davidson County
Batch# 752856 DEEDWARR
11/10/2021 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,267.25
20211110-0150155

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Cannon

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of October, 2021

Notary Public

Commission Expires: 12/21/22

DAPHANE ANN JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY
My Commission Expires 12/21/22

Address of New Owner	Send Tax Bills To:	Map & Parcel
Infill Homes, LLC 6006 California Avenue Nashville, TN 37209	Infill Homes, LLC 1113 Murfreesboro Rd Suite 106-331 Franklin, TN 37064	091-02-0-193.00

WARRANTY DEED

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, I/WE,

Joan Bessire, an unmarried woman,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Infill Homes, LLC

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 part of Lot No. 7 of Block 19 on the Plan of Cherokee Park Subdivision, as of record in Book 161, page 75, Register's Office for said County and part of Lot No. 5 an unregistered plan of the Extension of Cherokee Park Subdivision described together as follows:

Beginning on the Northerly margin of California Avenue at a point 150 feet West of the Westerly margin of 60th Avenue North, formerly 19th Street; thence with the Northerly margin of California Avenue Westwardly 50 feet to the corner of Lots Nos. 7 and 9 on said recorded plan; thence with the line between said two lots Northwardly 150 feet to the Southerly margin of an alley; thence with said alley Eastwardly 50 feet; thence Southwardly 150 feet to the beginning.

Being the same property conveyed to George D. Rambo and wife, Louise C. Rambo by deed from Sam Garfinkle and wife of record in Book 2295, page 336, Register's Office for Davidson County, Tennessee, dated August 20, 1954 and recorded on august 25, 1954.

Being the same property conveyed to Frank E. Bessire and wife, Joan Bessire by Installment deed from George D. Rambo and wife, Louise C. Rambo of record in Book 3066, page 462, Register's Office for Davidson County, Tennessee, dated April 18, 1960 and recorded on April 18, 1960.

Frank E. Bessire, having since passed away on or about November 29, 2017 leaving Joan Bessire as sole owner.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6006 California Avenue, Nashville, TN 37209

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 so 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.

Dated this the 27th day of October, 2021.

Joan Bessire

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Cannon

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

Witness my hand and official seal at Brentwood, Tennessee this 27th day of October, 2021.

Daphane Ann Johnson
Notary Public
My Commission Expires: 12/21/22

DAPHANE ANN JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY
My Commission Expires 12/21/22

Certificate of Authenticity

I, **Joshua A. Terry**, 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 10-27-21.

Affiant Signature

11/4/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/4/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON