Karen Johnson Davidson County
Batch# 755305 DEEDWARR
11/16/2021 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20211116-0152078



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $430,000.00

Taylor Hubbard
Affiant

Subscribed and sworn to before me, this 9th day of November, 2021.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Braden Joseph Davidson and Kristen Morgan Davidson	**New Owner**	**133-13-0-080.00**
546 Elaine Drive		
Nashville, TN 37211		

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, I,

Jeannie Davidson, a married woman

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

Braden Joseph Davidson and Kristen Morgan Davidson, 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. 115 on the Plan of Abbay Hall, Section I of record in Book 2331, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeannie Davidson, by Warranty Deed, from Karen J. Luther, unmarried, dated June 1st, 2006, of record in Instrument No. 20060605-0065917, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Taxes for the year 2022, and subsequent years, a lien not yet due and payable.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 2331, Page 18, Register's Office for Davidson, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2345, Page 514, amended in Book 2393, Page 627, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 546 Elaine Drive, Nashville, TN 37211

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 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 hand(s) this 9th day of November, 2021

Jeannie Davidson

Jeannie Davidson

*Randall L. Davidson, Jr., spouse of Jeannie Davidson, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in subject property.

Randall L. Davidson, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Jeannie Davidson and husband, Randall L. Davidson, Jr., with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of November, 2021.

Meredith Kendall

Notary Signature
My commission expires: October 9, 2024

MEREDITH KENDALL
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

File #: 21-776
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, A Scott Hubbard, 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 11/9/21.

Date

A. Scott Hubbard

Affiant Signature

11/9/21

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 9th day of Nov, 2021.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON