Karen Johnson Davidson County
Batch# 758557 DEEDWARR
11/19/2021 02:25:10 PM 2 pgs
Fees: $13.00 Taxes: $2,179.30
20211119-0154328

Warranty Deed

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $589,000.00. Affiant Subscribed and sworn to before me, this the 12th day of November, 2021. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Anna Dearman and James Dearman	new owners	061-15-0-028.00
3917 Baxter Ave		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JIM SIMPSON AND MARY ELIZABETH LONG SIMPSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNA DEARMAN AND JAMES DEARMAN, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 2 on the Plan of Resubdivision of Lot No. 49 and part of Lot No 50 Subdivision of Maplewood Home Tract of record in Plat Book 6200, Page 278, 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 N. Eddie Montgomery, Trustee, by Warranty Deed from Rena Elizabeth Fuqua, of record in Book 6562, Page 744, in the Register's Office of Davidson County, Tennessee, dated May 20, 1985 a n d recorded o n M a y 22, 1985.

Being the same property conveyed to Robert Hite, by Quit Claim Deed from Lee E. Cranford, Trustee, of record in Book 6661, Page 183, in the Register's Office of Davidson County , Tennessee, dated September 10, 1985 and recorded on September 20, 1985.

Being a part of property conveyed to Sanders LLC by Quit Claim Deed from Robert S. Hite a/k/a Robert Hite, of record in Instrument No. 20200709-0074392, in the Register's Office of Davidson County, Tennessee, dated July 03, 2020 and recorded on July 09, 2020.

Being the same property conveyed to Jim Simpson and Mary Elizabeth Long Simpson, husband and wife by Warranty deed from Sanders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210719-0096665 Register's Office for Davidson County, Tennessee, dated July 12, 2021 and recorded on July 19, 2021.

Return to:
[illegible]
WAE 23917

Deed of Correction from Sanders, LLC, a Tennessee limited liabiltiy company to Jim Simpson and Mary Elizabeth Long Simpson, husband and wife of record in Instrument No. 20211119-0154327 Register's Office for Davidson County, Tennessee, dated November 12, 2021 and recorded on November 19, 2021. Said Deed of Correction is being recorded to correct an error in the legal description in the Warranty Deed of record in Instrument No. 20210719-0096665.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3917 Baxter Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of November, 2021.

Jim Simpson

Mary Elizabeth Long Simpson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jim Simpson and Mary Elizabeth Long Simpson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of November, 2021.

Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Comm. Expires
March 06, 2024