Karen Johnson Davidson County
Batch# 775032 DEEDWARR
12/16/2021 01:45:25 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20211216-0166536

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$318,000.00~~ $305,000.00

Affiant

Subscribed and sworn to before me, this 8th day of December, 2021.

Notary Public

My commission expires: 01/04/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01/04/2024

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4 BBP-2/325

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Samantha Bell	new owners	**05205010300**
325 E Palestine Ave		
Madison, TN 37115		

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,

Marc F. Visnick and Samantha D. Ferguson, Trustees of the Visnick and Ferguson Family Trust u/d/t dated August 2, 2016

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

Samantha Ashley Bell, unmarried woman

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. 1, on the map of Red Bud Terrace Subdivision, of record in Book 843, Page 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being a portion of the same property conveyed to Marc F. Visnick and Samantha D. Ferguson, Trustees, Visnick and Ferguson Family Trust u/d/t dated August 2, 2016, by Quitclaim Deed from Marc F. Visnick (aka Mark F. Visnick) and Samantha D. Ferguson, husband and wife, dated November 8, 2019, of record in Instrument No. 20191113-0116929, in the 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 325 E Palestine Ave, Madison, TN 37115.

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.

Marc F. Visnick, Trustee Date: 12/6/21

Samantha D. Ferguson, Trustee Date: 12/6/21

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Marc F. Visnick and Samantha D. Ferguson, Trustees of the Visnick and Ferguson Family Trust u/d/t dated August 2, 2016, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he/she/they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand, at office, this 6 day of December 2021.

NOTARY PUBLIC

My Commission Expires: 7/7/25

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MARK D. LEEDOM JULY 7, 2025