Karen Johnson Davidson County
Batch# 785690 DEEDWARR
01/10/2022 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,298.70
20220110-0002448

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Caldwell and Taylor Collins	NEW OWNER	
(NAME) 612 MAY DRIVE	(NAME) 612 MAY DRIVE	04302006300
(ADDRESS) MADISON, TN 37115	(ADDRESS) MADISON, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Carl Dams and Jane Dams, Husband and Wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Taylor Collins and John Caldwell, Wife and Husband,** HEREINAFTER CALLED THE GRANTEE, 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. 16 and a portion of Reserved Parcel A on the plan of Farview, Section 2, which is of record in Book 3600, Page 6, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 16 fronts 73 feet on the easterly margin of May Drive and runs back between parallel lines 140 feet to a dead line, measuring 73 feet thereon.

Said portion of Reserved Parcel A is described as follows: Beat an iron pin at the easternmost common corner of Lots 15 and 16 on the Plan of Farview, Section 2; thence with the easterly line of said Lot 16, N 21 deg. 31' 00" W 72.91 feet to an iron pin at the easternmost common corner of Lots 16 and 17; thence leaving said Lots N 68 deg. 26' 57" E 97.88 feet to an iron pin; thence S 17 deg. 13' 55" E 73.12 feet to an iron pin; thence S 68 deg. 26' 57" W 92.42 feet to the point of beginning.

Being the same property conveyed to Carl Dams and Jane Dams, by virtue of that certain CASH Deed dated July 1, 1994, and being of record at Book 9404, Page 608 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book Book 3600, Page 6, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 612 May Drive Madison, TN 37115 (unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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

Witness my hand this 30th day of December, 2021.

Carl Dams

Jane Dams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Carl Dams and Jane Dams,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of December, 2021.

Notary Public
My Commission Expires: 7-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 December 30, 2021.

Affiant Signature

12/30/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of December, 20 21.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

My Commission Expires: 9-8-22

202201100002448