Karen Johnson Davidson County
Batch# 796298 DEEDWARR
01/27/2022 12:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220127-0009967

BK/PG:2148/1387-1389
22000941

3 PGS : DEED	
JILL COFFMAN 507041 - 22000941	
01/11/2022 - 10:03 AM	
VALUE	122500.00
MORTGAGE TAX	0.00
TRANSFER TAX	453.25
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	471.25

STATE of TENNESSEE, WILSON COUNTY
JACKIE MURPHY
REGISTER OF DEEDS

WHEN RECORDED RETURN TO:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. 5-15215-RC

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:
3-6-2024
(AFFIX SEAL)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH21-03152

Address of New Owner:	Send Tax Bills to:	Tax Information:
Craig L. Beene and Ivy Y Jeffries 3510 Hobson Pike Hermitage, TN 37076	New Owner	119-060.00 (Wilson Co.) 124-00-0-058.00 (Davidson Co.)

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ida Bell Silverman, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Craig L. Beene and Ivy Y Jeffries, married to each other**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to- wit:

Land in the 4th Civil District of Davidson County, Tennessee, and the 25th Civil District of Wilson County, Tennessee, according to a survey made by Joe Charles Wilson, Tennessee License Surveyor No. 654, and as drawn by T&H Land Surveyors, and described as follows:

Beginning at a point in the Southerly margin of Hobson Pike, said pint being 197.53 feet from the most Westerly line of the Co-Op Properties, Inc. Farm as measured along the Southerly margin of Hobson Pike North 84 degrees 14 minutes East; thence with the Southerly margin of Hobson Pike North 84 degrees 14 minutes East 200 feet to a point; [thence South 7 degrees 10 minutes East 1,126.64 feet to a point;] thence South 82 degrees 53 minutes West 200 feet; thence North 7 degrees 10 minutes West 1,131.35 feet to the point of beginning, containing 5.18 acres, more or less.

Being the same property conveyed to Vannie Kayfes and Ida Bell Silverman, joint tenants with right of survivorship, by Warranty Deed from G. Ward Lovell, Jr. and wife, Caroline T. Lovell, of record in Book 6183, Page 142, in the Register's Office of Davidson County, Tennessee, dated November 22, 1983, and recorded on November 29, 1983.The said Vannie Kayfes having since died on April 15, 1984, leaving Ida Bell Silverman as sole owner by right of survivorship

Duplicate recording of record in Book 389, Page 448, in the Register's Office of Wilson County, Tennessee, recorded on December 10, 1983.

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 property is improved property known as: 3510 Hobson Pike, Hermitage, TN 37076

*Conveyance tax has been paid in Wilson County.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 5th day of January, 2022.

Ida Bell Silverman

STATE OF TENNESSEE

COUNTY OF Wilson

On this 5th day of January, 2022, before me personally appeared Ida Bell Silverman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: _____

GAIL DOBNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 January 5, 2022

Storey Carver
Affiant Signature

1/5/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th day of January 2022

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

