WARRANTY DEED

Karen Johnson Davidson County
Batch# 801818 DEEDWARR
02/08/2022 02:00:30 PM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20220208-0014525

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of February, 2022

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES: 07/03/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Betsy Harris	Cross Country Mortgage	071-04-0-212.00
(NAME)	(NAME)	
2515 Flamingo Drive	6850 Miller Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Brecksville OH 44141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Brandon M Eley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Betsy Harris,** a single 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. 350 on the Plan of Joywood Heights, section 2-A, as of record in Book 1424, Page 20, Register's office for said County.

Said Lot No. 350 fronts 60.1 feet on the southerly side of Flamingo Drive and runs back 141.5 feet on the easterly line and 143.4 feet on the westerly line to a dead line, measuring 67.2 feet thereon.

Being the same property conveyed to Brandon M Eley, by deed of record in Instrument No. 20180215-0014760, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2515 Flamingo Drive, Nashville, TN 37207
(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 plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Equity Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: 6-VRES-22-2515

Witness my/our hands this 4th day of February, 2022.

Brandon M Eley

State of Tennessee
County of Davidson

Personally appeared before me Brandon M Eley, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of February, 2022.

Notary Public
My Commission Expires: _____

File No.: 16146

