Karen Johnson Davidson County
Batch# 807064 DEEDWARR
02/17/2022 09:16:27 AM 2 pgs
Fees: $13.00 Taxes: $966.27
20220217-0018387

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $261,155.00. Affiant Subscribed and sworn to before me, this the 14th day of February, 2022. Notary Public My commission expires: 1-6-25

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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:
Maureen Sweeney	New Owner(s)	026-07-0-023.00
140 Champney Court		
Goodletsville, TN 37072		

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, **LAVERNE M. BELUE, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAUREEN SWEENEY, AN UNMARRIED WOMAN**, 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. 68, on the Plan of Resubdivision of Windsor Green, Phase I, Section 2, Lots 49 through 72, as shown on Plat of record in Plat Book 6200, Page 349, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to LaVerne M. Belue, unmarried by Warranty deed from Pamela S. Green, unmarried of record in Instrument No. 20020502-0054173 Register's Office for Davidson County, Tennessee, dated April 30, 2002 and recorded on May 2, 2002.

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 140 Champney Court, Goodlettsville, TN 37072, 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 14th day of February, 2022.

Laverne M Belue by Debra LaVerne Belue a/k/a Debra LaVerne Belue Malenovsky her Attorney-In-Fact

Laverne M. Belue
by Debra LaVerne Belue a/k/a Debra
LaVerne Belue Malenovsky, her Attorney-In-Fact

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 Debra LaVerne Belue a/k/a Debra LaVerne Belue Malenovsky, as Attorney-in-Fact for Laverne M. Belue, 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 14th day of February, 2022.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025