Karen Johnson Davidson County
Batch# 838360 DEEDWARR
04/12/2022 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20220412-0042162

WARRANTY DEED

ELISSA SCHMIDT
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 $340,000.00

Joseph Soares
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF April, 2022.

Elissa Schmidt
Notary Public

MY COMMISSION EXPIRES: 9/8/2025
(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
Benjamin Brown	New Owner	
(NAME) 2245 Rosa L Parks BLVD, #280	(NAME) 2245 Rosa L Parks Blvd, Ste. 280	106-14-0-005.00
(ADDRESS) Nashville, TN 37228	(ADDRESS) Nashville, TN 37228	
(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, **Beverly Soares, Trustee of The Ron Soares and Beverly Soares Living Trust**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin Brown,** HEREINAFTER CALLED THE GRANTEE, 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. 17 on the Plan of Raymond Heights of record in Plat Book 1424, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald F. Soares and Beverly Soares by Warranty deed from Holly Butler, a single woman of record in Instrument No. 20140421-0032689 Register's Office for Davidson County, Tennessee, dated April 16, 2014 and recorded on April 21, 2014.

Being the same property conveyed to Ron Soares and Beverly Soares, appearing as Trustee(s) of the Ron Soares and Beverly Soares Living Trust by Quitclaim deed from Ron Soares and Beverly Soares of record in Instrument No. 20160715-0073055 Register's Office for Davidson County, Tennessee, dated July 15, 2016 and recorded on July 15, 2016. *Ron Soares, co-trustee, passed away on August 19, 2019 leaving Beverly Soares as the remaining trustee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1969 Gatlin Dr. Nashville, TN 37210
(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.

Witness my hand this 1st day of April, 2022.

Beverly Soares, Trustee of The Ron Soares and Beverly Soares Living Trust

Beverly Soares, Trustee

By: Beverly Soares, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and state, the within named Beverly Soares as Trustee for The Ron Soares and Beverly Soares Living Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of April, 2022.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly 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 4/4/22.

Affiant Signature

4/4/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th day of April 2022.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/23