Karen Johnson Davidson County
Batch# 840426 DEEDWARR
04/18/2022 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20220418-0044070



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Chantal J. Hamid
Affiant

Subscribed and sworn to before me, this 29 day of March, 2022.

Chantal J. Hamid
Notary Public
My commission expires:
2/20/2027

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brandon Adams, Trustee **The 1200 Westchester Dr Trust**	**New Owner**	**04112004000**
PO BOX 695	**PO BOX 695**	
MADISON, TN 37116	**MADISON, TN 37116**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Morris D. Lee, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee The 1200 Westchester Dr Trust

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. 57, on the Plan of Bellshire Estates, Section 3, of record in Book 2133, Page 112, Register's Office for Davidson County, Tennessee, to which referenced is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Morris D. Lee and wife, Dora O. Lee, by Warranty Deed from James A. Payne, Administrator of the Estate of Fannie Mai Payne, dated August 10, 1995, of record in Book 9761, Page 863, in the Register's Office for Davidson County, Tennessee. Dora O. Lee having since died on April 30, 2017 leaving Morris D. Lee the sole surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 1200 Westchester Dr, Nashville, TN 37207.

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 in 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.

Carrie Juanita Barnes Date: 3/29/22
Morris D. Lee
By: Carrie Juanita Barnes attorney in fact for Morris D. Lee
His Attorney in Fact

STATE OF North Carolina

COUNTY OF Mecklenburg

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CARRIE JUANITA BARNES with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of MORRIS D. LEE , and is authorized by him to execute this instrument on his behalf by virtue of a Power of Attorney recorded in Instrument No. 20200826-0096573 in said Register's Office.

Witness my hand, at office, this 29 day of March, 2022.

Chantal J. Hamid
NOTARY PUBLIC

My Commission Expires: 2/20/2027

Chantal J. Hamid
Notary Public
Mecklenburg County
North Carolina
My Commission Expires 2/20/2027

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/29/2022 (date of document).

Jennifer Russell
Affiant Signature

3/31/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31st day of March 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

