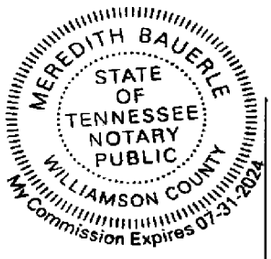
Karen Johnson Davidson County
Batch# 841596 DEEDWARR
04/19/2022 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20220419-0044788



WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 7TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 7-31-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew John McKellar and Emily Grace Barbee, Husband and Wife	NEW OWNER (NAME)	
213 Raymond Street (ADDRESS)	(ADDRESS)	133-02-0-245.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Rita Joyce Underwood, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Andrew John McKellar and Emily Grace Barbee, Husband and Wife, hereinafter called the Grantees, their heirs and assigns, that 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. 213 on the Plan of Sunrise Heights Addition, as of record in Book 421, Page 2, Register's Office for said County.

Said Lot No. 213 fronts 50 feet on the Northerly side of Raymond Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to William Paul Locke and wife, Mary H. Locke by Installment Deed from Joseph H. Mangum and wife, Elizabeth Mangum of record in Book 2909, Page 122, Register's Office for Davidson County, Tennessee, dated June 03, 1959 and recorded on June 04, 1959. The said William Paul Locke having since died on November 17, 1978, leaving the title to the property vested solely in his wife Mary H. Locke. The said Mary H. Locke n/k/a Mary H. Locke Hamm having since died on December 22, 2014, testate and by will probated under Docket Number 15P-245 (Probate Court for Davidson County, Tennessee) title vested in the Executrix of her Estate.

Being the same property conveyed to Rita Joyce Underwood by Quitclaim Deed from Rita Joyce Underwood, Executrix of the Estate of Mary H. Locke Hamm, deceased of record in Instrument No. 20160121-0006105 Register's Office for Davidson County, Tennessee, dated January 20, 2016 and recorded on January 21, 2016.

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

unimproved ( )
This is improved (X) property, known as 213 Raymond Street, Nashville, TN 37211
(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/our hand(s) this 7th day of April, 2022.

WARRANTY DEED
(Continued)

Rita Joyce Underwood

Rita Joyce Underwood

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rita Joyce Underwood, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of April, 2022.

Notary Public

DANIEL WISEHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/9/2022

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Kaylyn Lewis, 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 April 7, 2022.

Custodian's Signature

4/7/22
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 7th day of April, 2022.

Notary Public

MY COMMISSION EXPIRES: 7-31-24

MEREDITH BAUERLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-31-2024