Karen Johnson Davidson County
Batch# 845730 DEEDWARR
04/26/2022 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20220426-0047811

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-4369-WE

ASHLEE D. PAGE
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 $ 560,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NESA Real Estate, inc.	NEW OWNER	
1280 SHARON PARK DR. #39	1280 SHARON PARK DR. #39	070-09-0-075.00
MENLO PARK, CA 94025	MENLO PARK, CA 94025	
(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, **Lynda B. Searcy, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NESA Real Estate, Inc.**

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 the 13th Civil District of Davidson County, Tennessee, being Lot Nos. 30 and 31 on the map of Bordeauxmont, nor of record, being a subdivision of the John E. Curtis Lands, and described according to a copy of a survey thereof made by Lewis D. Justice, Surveyor, November 2, 1945 as follows:

Beginning at a point in the Easterly margin of Valley Avenue 480.5 feet South from the Southerly margin of Curtis Street being the corner of Lot Nos. 29 and 30; thence with the line between said lots Easterly 297.5 feet to a point; thence Southerly 202 feet to the corner of Lot Nos. 31 and 32; thence with the line between said lots, Westerly 272.5 feet to the East margin of Valley Avenue; thence with the margin of the same Northerly 200 feet to the beginning.

Being the same property conveyed to Larry Jerry Searcy by Warranty Deed from Lela Nadine Groves, Patricia Gail Binkley, Eddie Lee Shockney, Lenora Ross Wacome, Charles Richard Searcy, and Larry Jerry Searcy of record in Book 4703, Page 122, Register's Office for Davidson County, Tennessee, dated April 26, 1973 and recorded on May 12, 1973.

Larry Jerry Searcy died intestate on December 12, 1994.

Being the same property conveyed to Lynda B. Searcy by Quitclaim Deed from Larry Dion Searcy, Joseph Luther Searcy, Charlene Lynna Searcy, Terry Lee Searcy, and Kelly Searcy of record in Instrument No. 20120529-0046089 Register's Office for Davidson County, Tennessee, dated February 18, 2012 and recorded on May 29, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved __ improved property known as 2220 Valley Avenue, Nashville, TN 37218

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 our hands this the 18 day of April, 2022.

Lynda B. Searcy

Lynda B. Searcy

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lynda B. Searcy,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18 day of April, 2022.

My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public

Certificate of Authenticity

I, Holly A. 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 4/18/22.

Affiant Signature

4/18/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of April, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022