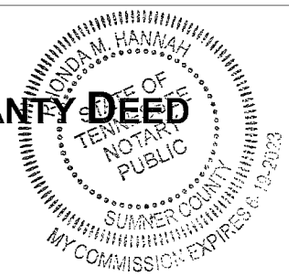
Karen Johnson Davidson County
Batch# 883533 DEEDWARR
07/05/2022 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20220705-0076945

WARRANTY DEED



BOTKO-H22173

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00 .

Shari V Botko
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF June, 2022.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Craig A. Botko and Shari V. Botko, non-borrowing spouse	F & M Bank	083.15-0-115.00
204 Noonan Court	100 Bluegrass Commons, Suite 100	
Nashville, TN 37206	Hendersonville, TN 37075	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, APRIL DAVIES, UNMARRIED hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CRAIG A. BOTKO AND SHARI V. BOTKO, NON-BORROWING SPOUSE, hereinafter called the Grantee(s), 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 133, Section Two, Addition One, Fortland Park, as shown on plat of record in Plat Book 2854, Page 85, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to April Davies and Matthew Davies, wife and husband, as joint tenants with right of survivorship by deed from April E. Dill, N/K/A April Davies, a married woman of record in Book 202006240067911, recorded on 06/24/2020, Register's Office for Davidson County, Tennessee.

Previously conveyed to April E. Dill, unmarried by Warranty Deed from Dennis Bryant, unmarried recorded in Inst. #201104180029752.

Robert Matthew Davies having since died on 12/27/2020.

( ) unimproved
This is (X) improved property known as 204 Noonan Court, Nashville, Tennessee 37206 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 29th day of June, 2022 :

April Davies

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named APRIL DAVIES, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner, County TN, this 29th day of June, 2022.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

Tennessee Certification of Electronic Document

I, Linzy Lehn, 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 6/29/2022 (date of document).

Affiant Signature

7/01/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 6/19/2023

NOTARY'S SEAL

