Karen Johnson Davidson County
Batch# 885312 DEEDWARR
07/07/2022 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220707-0078299

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of July, 2022.

Notary Public:
My Commission Expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Travis Storm Cheney 1391 Florence Avenue Madison, TN 37115	New Owner	034-13-0-155.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Erica Bell, an unmarried woman**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Travis Storm Cheney, a Single Man,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being all of Lot No. 32, on the Plan of East Lawn Subdivision, Block C, of record in Plat Book 547, Pages 153 and 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Erica Bell, an unmarried woman, by Warranty Deed from Lawrence Glotfelty, a married man, dated 9/12/2017 and recorded 9/15/2017 in Instrument No. 20170915-0094466, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

All existing easements and all other matters shown on plat of record in Plat Book 547, Pages 153 and 154, Register's Office for Davidson County, Tennessee.

2022 Davidson County taxes; a lien not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX_) improved (____) unimproved property, known as: 1391 Florence Ave, Madison, TN 37115

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(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 the 6th day of July, 2022.

Erica Bell

State of Tennessee)
County of Sumner)

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

Witness my hand and official seal, this 6th day of July, 2022.

Commission Expires: 10/19/22

Notary Public:

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7-6-22.

Affiant Signature

7-7-22

Date

State of Williamson

County of Tennessee

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

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY