Warranty Deed

Karen Johnson Davidson County
Batch# 885510 DEEDWARR
07/07/2022 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20220707-0078588

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

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

Notary Public

My commission expires: 8/31/2022

CYNTHIA CAIN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WASHINGTON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jamie Singleton	New Owner(s)	042-03-0-092.00
807 North Graycroft Avenue		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BETTY MICHELLE SHELBY, A MARRIED WOMAN*, AND LISA EVELYN JOHNSON, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMIE SINGLETON, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of Lot No. 48 on the Plan of Morning View Subdivision, Section Two, of record in Book 2133, page 99, Register's Office for Davidson County, Tennessee:

Said Lot No. 48 fronts 190 feet on the Westerly side of Graycroft Avenue and runs back 216.08 feet on the northerly line and 217.45 feet on the Southerly line to a dead line measuring 190 feet thereon.

Being the same property conveyed to Henry G. Napier and wife, Pauline W. Napier by Warranty deed from Henry L. Stowers and wife, Ann E. Stowers of record in Book 6475, page 851, Register's Office for Davidson County, Tennessee, dated January 15, 1985 and recorded on January 16, 1985.

Pauline Wood Napier died January 10, 2006, survived by husband, Henry Gordon Napier as the tenant by the entirety.

Henry Gordon Napier died June 27, 2020. Last Will and Testament of Henry Napier was not probated, property devised, per stirpes, to his daughters, Betty Michelle Shelby and Lisa Evelyn Johnson.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 807 North Graycroft Avenue, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of July, 2022.

Betty Michelle Shelby

Lisa Evelyn Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Betty Michelle Shelby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3·3·25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lisa Evelyn Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3·3·25

CERTIFICATION

I, Ashley Davis, do hereby make oath that I am a licensed attorney and/or 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 _____ (date of document).

_____
Affiant Signature

_____
Date

STATE OF TENNESSEE
COUNTY OF SULLIVAN

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

_____
Notary's Signature

MY COMMISSION EXPIRES: 5/13/2024

BRIDGET HENDRICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SULLIVAN