Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-BMA-22-1300

Karen Johnson Davidson County
Batch# 885522 DEEDWARR
07/07/2022 02:57:43 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00

20220707-0078608

WARRANTY DEED

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $390,000.00

Dawn Martin
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/30/2022.

Brian D. Mitchell
NOTARY PUBLIC

MY COMMISSION EXPIRES 07/03/2023

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 2022-3849

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Courtney Crist	Same as above	053-03-0-188.00
1300 Clarke Street		
Old Hickory, TN 37138		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Anne Coverdale, a single woman,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Courtney Irene Crist, a single woman,

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 201 on the Plan of Section "B", Village of Old Hickory of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anne Coverdale, a single woman by Warranty deed from Pensco Trust Company, Custodian FBO William J Venable IRA Pensco Acct#70002649 of record in Instrument No. 20161108-0117973 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1300 Clarke Street Old Hickory, TN 37138

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on June 30, 2022.

Anne Margaret Coverdale

Anne Coverdale

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Tarrant

Personally appeared before me, a Notary Public of said County and State, Anne Coverdale, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 30, 2022.

NOTARY PUBLIC STATE OF TEXAS

John Desha Clark Jr

ID NUMBER
132489671
COMMISSION EXPIRES
May 21, 2024

Notary Public

My Commission Expires: 05/21/2024

Notary Public, State of Texas

Notarized online using audio-video communication

File #: 2022-3849

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

I, Brian Mitchell, 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 June 30, 2022 (date of document).

Brian Mitchell

Affiant Signature

Date July 5, 2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of July , 2022.

Dawn Martin

Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

