WARRANTY DEED

Karen Johnson Davidson County
Batch# 893765 DEEDWARR
07/26/2022 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20220726-0085109

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF July, 2022.

Notary Public

MY COMMISSION EXPIRES: 4-23-2025

(AFFIX SEAL)

DAWN MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 4-23-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Ward and Kevin Ward	NEW OWNER	
(NAME)	(NAME)	
3622 Sabre Dr.		133 06 0 145.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I , **BRENDA JOYCE THACKER**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN WARD, AN UNMARRIED MAN AND KEVIN WARD, A MARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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 Davidson County, Tennessee, being Lot No. 3 on the Plan of Patterson Gardens, of record in Book 2083, Page 114, Register's Office for Davidson County, Tennessee.
Said Lot No. 3 fronts 75 feet on the Easterly side of Sabre Drive, and runs back 113 feet on the Southerly line, and 170.9 feet on the Northerly line, to a dead line and measure 88.3 feet thereon.

Being the same property conveyed to Osba Jones and wife, Helen Athenia Jones by Deed from William P. Shwab and wife, Carolyn L. Shwab of record in Book 2399, Page 80, Register's Office for Davidson County, Tennessee, dated May 11, 1955 and recorded on May 13, 1955.

Being the same property conveyed to Brenda Joyce Thacker by Quitclaim Deed from Osba Jones and wife, Helen Athenia Jones of record in Instrument No. 20010216-0015083; Register's Office for Davidson County, Tennessee, dated December 27, 2000 and recorded on February 16, 2001, subject to a life estate retained by said Osba Jones and wife, Helen Athenia Jones.

Said Osba Jones died on July 28, 2004, thereby terminating said life estate.

Said Helen Athenia Jones died on December 30, 2012, thereby terminating said life estate.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.
This was not the marital residence for the Grantor.

This is improved x unimproved property, known as 3622 Sabre Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 gender. Witness my hand this 22 day of July, 2022.

BRENDA JOYCE THACKER

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 Brenda Joyce Thacker, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of July, 2022.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Notary Public

True Copy Certification

I, **Kaz Arbogast,** 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 this the 22nd day of July, 2022.

Affiant Signature
Date 07/22/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22nd day of July, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

