Karen Johnson Davidson County
Batch# 894378 DEEDWARR
07/27/2022 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20220727-0085516

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $428,000.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 26TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/6/24

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2067

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Jennifer E. Baker	AmeriSave Mortgage Corporation	086-14-0B-091.00 CO
2753 Fleet Dr.	P.O. 660592	
Hermitage, TN 37076	Dallas, TX 75266-0592	

FOR AND 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, WE,

APRIL ANN VANAPELDORN, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JENNIFER E. BAKER and HANNAH ELIZABETH JONES, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 41 on the Plan of Final Plat Fleetwood Subdivision Phase Two record in Book 6900, pages 738-739, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to April Ann VanApeldorn, an unmarried woman, recorded December 18, 2017 of record in Instrument No. 20171218-0128552 Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

This is improved property known as 2753 Fleet Dr., Hermitage, TN 37076

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our/my hand on the 26th day of July, 2022.

April Ann VanApeldorn
April Ann VanApeldorn

STATE OF ~~TENNESSEE~~ Nevada
COUNTY OF ~~DAVIDSON~~ Clark

Personally appeared before me, the undersigned, a Notary Public in and for said county and state April Ann VanApeldorn, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal this 26th day of July 2022.

Notary Public
My Commission expires: 8/10/24

Laura Castillo
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 04-90806-1
My Appt. Expires 08/10/2024

Certification of Recorded Documents

I, Karen Suggs, 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 July 26, 2022.

Karen Suggs

(AFFIANT) – Karen Suggs

07/26/2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 26th day of July, 2022.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY