Karen Johnson Davidson County
Batch# 909457 DEEDWARR
08/29/2022 02:51:39 PM 2 pgs
Fees: $13.00 Taxes: $888.00
20220829-0097386

ADDRESS NEW OWNERS and SEND TAX BILLS:

RICHARD B. BETTS
JUSTIN R. HEAD
6163 Culbertson Rd.
Antioch, TN 37013

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
133-1-116.00
(No Title Search was done)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **RICHARD W. BETTS,** hereinafter called GRANTOR, have this day bargained and sold and by these presents transfers and conveys to **RICHARD B. BETTS and JUSTIN R. HEAD as tenants in common,** hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 80 and the westerly half of Lot No. 81 on the Map of Patterson's Subdivision of Maple Hill as of record in Book 332, Page 75, said Register's Office.

Said Lot No. 80 and the westerly half of Lot No. 81 front together 75 feet on the southerly side of Patterson Street and run back 164 feet more or less on the easterly margin of Mead Avenue, to an alley, and measures 75 feet thereon.

Being the same property conveyed to Richard W. Betts, married by Warranty Deed from Cynthia Darlene Trump Brogdon, dated July 15, 2015 and recorded July 29, 2015 in Instrument No. 20150729-0074434, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 437 Patterson Street, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that he is 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 as herein provided.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 25 day of August, 2022.

Richard W. Betts
RICHARD W. BETTS

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of said county, Richard W. Betts, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25 day of August, 2022.

Tammy R. Baskerville
NOTARY PUBLIC

My Commission Expires: 11-19-25

TAMMY R. BASKERVILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $240,000.00.

Richard W. Betts
AFFIANT

Subscribed to and sworn before me, this the 25 day of August, 2022.

Tammy R. Baskerville
NOTARY PUBLIC

My Commission Expires: 11-19-25

TAMMY R. BASKERVILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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