Karen Johnson Davidson County
Batch# 914361 DEEDWARR
09/08/2022 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20220908-0100903

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $385,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 8th day of September, 2022.

Notary Public
My commission expires:
10/21/2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brandon Adams, Trustee of The 4047 Marydale Dr Trust	**New Owner**	**04104010500**
PO BOX 695	**PO BOX 695**	
MADISON, TN 37116	**MADISON, TN 37116**	

FOR AND IN 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 ACKNOWLEDGE, WE,

David H. Felts, unmarried man

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

Brandon Adams, Trustee of The 4047 Marydale Dr Trust

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. 165, Dalemere Subdivision, Section 7, of record in Book 3700, Page 123, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to David H Felts, by Quitclaim Deed from Mary H Felts, dated March 9, 1998, of record in Book 10882, Page 575, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to David H Felts and wife, Mary H Felts, by Warranty Deed from Delmas C Brake and wife, Barbara W Brake, dated June 30, 1994, of record in Book 9403, Page 694, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 4047 Marydale Dr, Nashville, TN 37207.

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 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.

David H Felts By Jodi Michelle Felts Phillips, Attorney in fact
_____ Date: 9/8/22

David H. Felts
By: Jodi Michelle Felts Phillips
His Attorney in Fact

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jodi Michelle Felts Phillips with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of David H. Felts, and is authorized by him to execute this instrument on his behalf by virtue of a Power of Attorney recorded in Book _202209080100902 Page _____, in said Register's Office.

Witness my hand, at office, this 8 day of September, 2022.



_____
NOTARY PUBLIC

My Commission Expires:_____

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/8/2022 (date of document).

Jennifer Russell
Affiant Signature

9/8/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 8 day of September 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

