Karen Johnson Davidson County
Batch# 915023 DEEDWARR
09/09/2022 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20220909-0101336



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me, this 1 day of Sept, 2022.

Notary Public

My commission expires: July 3, 2023

THIS INSTRUMENT WAS PREPARED BY
Mockingbird Title & Escrow Services, LLC.
1103 Holly Street
Nashville, Tennessee 37206
(615) 879-7714

WARRANTY DEED

Name/Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dwayne and Beverly Bell	Dwayne and Beverly Bell	070-13-0-036.00
2107 Buena Vista Pike	2107 Buena Vista Pike	
Nashville, TN 37208	Nashville, TN 37208	

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,

Raymond Marcelle Webster,

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

Dwayne L. Bell and Beverly W. Bell, husband and wife,

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:

Being Lot No. 28 on the proposed plan of Resha's Heights, of record at Book 1424, page 110, in the Register's Office of Davidson County (previously noted in error to be NOT OF RECORD), and described according to a survey made by Watkins and Murray, Surveyors, dated June 28, 1947, as follows:

Beginning at the S. W. intersection of Resha Lane and the first alley wests of Hamilton Road; thence along the margin of said alley, southerly 143.4 feet to the easterly margin of another alley; thence with the line of said alley and northwesterly 60 feet to a point and corner of Lots No. 27 and 28 on th said plan; thence with the line between said lots and northeasterly 144.4 feet to the margin of said Resha Lane; thence with the same and southeasterly 60 feet to the place of beginning.

Being the same property conveyed to Raymond Marcelle Webster from Eugene Campbell and wife, Sherry Campbell, by Warranty Deed dated June 24, 2021, and being of record at Instrument No. 20210625-0086567 in the Register's Office of Davidson County, Tennessee.

This is improved property known as **3201 Resha Lane, Nashville, TN 37218.**

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.

Witness my/our hand(s) this 1st day of September, 2022.

Raymond Marcelle Webster

Raymond Marcelle Webster

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Raymond Marcelle Webster, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that hey executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1 day of September, 2022.

Florence New

Notary Public

My Commission Expires: 11-6-2023



RETURN TO:
Mockingbird Title & Escrow Services, LLC.
1103 Holly Street
Nashville, Tennessee 37206
(615) 879-7714

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **R. Houston Akin**, Tennessee BPR No. 033818, 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 SEPTEMBER 1, 2022.

9/6/2022

R. HOUSTON AKIN **DATE**
MOCKINGBIRD TITLE & ESCROW, LLC
PO BOX 60711
NASHVILLE, TN 37206
(615) 975-9174
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 6 day of SEPTEMBER, 2022.

Notary's Signature

My Commission Expires: 7/3/2023

Notary's Seal:

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023