Karen Johnson Davidson County
Batch# 915024 DEEDWARR
09/09/2022 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20220909-0101337

CRYSTAL MARCRUM-POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-3-2023

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 September 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:
Raymond Mercelle Webster	Raymond Mercelle Webster	070-13-0-030.00
1420 Trade Winds Ct.	1420 Trade Winds Ct.	
Nashville, TN 37214	Nashville, TN 37214	

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,

Dwayne L. Bell and Beverly W. Bell

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

Raymond Marcelle Webster,

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. 22 and the westerly 8.5 feet of Lot No. 23 on the Plan of Resha Heights, as of record in Book 1424, Page 110, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 93.3 feet on the southerly side of Resha Lane and runs back 153.3 feet on the easterly line and 162 feet on the westerly line to the northerly margin of a 20-foot alley and measures 95 feet thereon.

Said part of said Lot No. 23 fronts 8.5 feet on the southerly side of Resha Lane and extends back between parallel lines 153.5 feet, more or less to an alley.

Being the same property conveyed to Dwayne L. Bell and wife, Beverly W. Bell, from Robert Fritts and wife, Laura Fritts by Warranty Deed dated July 2, 2015, of record in Instrument Number 20150707-0065574, Register's Office for Davidson County, Tennessee.

This is improved property known as **3213 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 1 day of September, 2022.

Dwayne L. Bell (L.S.)
Dwayne L. Bell

Beverly W. Bell (L.S.)
Beverly W. Bell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Dwayne L. Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 1 day of September 2022.

Florence New
Notary Public
My Commission Expires: 11-6-2023

FLORENCE NEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Beverly W. Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 1 day of September 2022.

Florence New
Notary Public
My Commission Expires: 11-6-2023

FLORENCE NEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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:

