Karen Johnson Davidson County
Batch# 936574 DEEDWARR
11/01/2022 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,770.45
20221101-0117850

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-10838-2022

WARRANTY DEED

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $478,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH day of October, 2022

Carmen Coats
NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Henley and Tracy K. Henley 2411 Kimberly Drive Nashville, TN 37214	~~Same address as new owner~~ Cur Regions Bank dba Regions Mtg. 2050 Parkway Office Circle Birmingham, AL 35244	073-07-0-073

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED SEVENTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 Dollars ($478,500.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RACHEL FOLK, A SINGLE WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOHN M. HENLEY AND TRACY HENLEY, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 358 on the Plan of Sunset View, Section VI, of record in Book 2900, Pages 54 and 55 Register's Office for said County.

Being the same property conveyed to Rachel Folk from Joy Boven, by Quitclaim Deed dated 08/06/2013 and recorded 08/14/2013 in Instrument No. 20130814-0085535, Register's Office of said County.

Being the same property conveyed to Rachel Folk and Joy Boven, as joint tenants with right of survivorship, by Warranty Deed dated 10/26/2012 and recorded 10/29/2012 in Instrument No. 20121029-0099022, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X improved property, known as: 2411 Kimberly Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 27th day of October, 2022

GRANTOR(S)

Rachel Folk

STATE OF ~~TENNESSEE~~ OREGON
COUNTY OF MULTNOMAH

Personally appeared before me, a Notary Public, Rachel Folk, a single woman, 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 and seal, this the 27 day of OCT, 2022.

Notary Public

OFFICIAL STAMP
JEFFREY MARK UHLER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1000935
MY COMMISSION EXPIRES JUNE 15, 2024

Printed Notary Name

My commission expires: 06-15-2024

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 November 1, 2022 (date of document).

Affiant Signature

November 1, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 1st day of November, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023