WARRANTY DEED

Karen Johnson Davidson County
Batch# 936768 DEEDWARR
11/02/2022 09:02:18 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20221102-0118145

CARL E DUNPHY II
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2022

Notary Public

MY COMMISSION EXPIRES: 9-16-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nationwide Abstract LLC	Same as	162-13-0-254.00
(NAME)	(NAME)	
211 Blvd of Americas	New owner	
Ste 102 (ADDRESS)	(ADDRESS)	
Lakewood, ~~TN~~ NJ 08701		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Madeleine Atchley, an unmarried person** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nationwide Abstract LLC, a New Jersey limited liability company** 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. 60B, Zone Division, Lots 60-61, of Dreamland Estates Southeast, Section 2, of record in Plat Book 6900, Page 50, amending Plat Book 5200, Page 648, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description to subject lot.

Being the same property conveyed to Angelyn Atchley from HSBC Mortgage Services, Inc., by Special Warranty Deed on May 12, 2008, of record in Instrument Number 20080521-0052168, Register's Office for Davidson County, Tennessee. Further conveyed to Madeleine Atchley from Angelyn Atchley by Quitclaim Deed on October 15, 2012, of record in Instrument Number 20220825-0096161, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 927 Ilawood Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 hands this 25th day of October, 2022.

Madeleine Atchley

State of Tennessee
County of Lewis

Personally appeared before me Madeleine Atchley, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of October, 2022.

DEENA R. REEVES
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

Notary Public 12/26/22 DeenaRReeves
My Commission Expires: 12/26/22

File No.: 202209007