Karen Johnson Davidson County
Batch# 955985 DEEDWARR
12/29/2022 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,563.90
20221229-0133411

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,675.00.

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-2-2026
(AFFIX SEAL)

FELICIA KIELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

Y-VRES-22-1509

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeanne C. Enstrom	American Pacific Mortgage COTP.	
(NAME)	(NAME)	081-15-0-049.00
1509 22nd Avenue North	580 Merlo Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Rocklin CA 95765	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KAYLOR OTWELL, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEANNE C. ENSTROM, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 98, as shown on the map entitled S. A. Champion's Subdivision of record in Plat Book 161, Page 132, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Kaylor Otwell, unmarried, by Warranty Deed from Randall E Haley, married, of record in Instrument No. 20190930-0099208, Register's Office for Davidson County, Tennessee, dated September 18, 2019 and recorded on September 30, 2019.

This conveyance is subject to:
- Taxes for the year 2023.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 132, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 1509 22nd Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 27th DAY OF DECEMBER, 2022.

Kaylor Otwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAYLOR OTWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of December, 2022.

Notary Public
My Commission Expires: 9/2/2024
(SEAL)



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 December 28, 2022 (date of document).

Affiant Signature

December 28, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 28th day of December, 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