WARRANTY DEED

Karen Johnson Davidson County
Batch# 956188 DEEDWARR
12/29/2022 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,692.75
20221229-0133691

File #22-PA-0502-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $457,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-11-26
(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jessica MaryAnne Bloom	Legacy Home Loans	
(NAME)	(NAME)	
502 Norton Avenue	1036 Stearman Dr Ste 6	**071-08-0-186**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	White House, TN 37188	
(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, **VERONICA BECKEFELD, N/K/A VERONICA BECKEFELD THOMAS, AND DAVID G. THOMAS, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA MARYANNE BLOOM, 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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: Land in Davidson County, Tennessee, being Lot No. 107, on the Plan of Section One, Joywood Heights, of record in Plat Book 1130, Page 91, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the Property.

Being the same property conveyed to Elizabeth Swift, a single/married/unmarried person, by Special Warranty Deed from The Secretary of Veterans Affairs, an Officer of the United States of America, with a business address of Department of Veterans Affairs, Washington, DC 20420 of record in Instrument No. 20120711-0060971, in the Register's Office of Davidson County, Tennessee, dated July 09, 2012 and recorded on July 11, 2012. The said Elizabeth Swift a/k/a Mary Elizabeth Swift having since died testate on or about August 03, 2019. Pursuant to the Last Will and Testament of Mary Elizabeth Swift in The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 19P1712, said property is to devised to Porsha Ann Theus, Trustee of the Testamentary Trust for Children U/T/W of Mary Elizabeth Swift. Also see Affidavit of Heirship in Furtherance of Title recorded in Instrument No. 20210104-0000988.

Being the same property conveyed to Nationwide Flips, A California Corporation, by Warranty Deed from Porsha Ann Theus, Trustee of the Testamentary Trust for Children U/T/W of Mary Elizabeth Swift, of record in Instrument No. 20210104-0000996, in the Register's Office of Davidson County, Tennessee, dated December 22, 2020 and recorded on January 04, 2021.

Being the same property conveyed to Veronica Beckefeld and David G. Thomas, Wife and Husband, by Warranty Deed from Nationwide Flips, A California Corporation, of record in Instrument No. 20210517-0066456, in the Register's Office of Davidson County, Tennessee, dated May 10, 2021 and recorded on May 17, 2021.

This conveyance is subject to:
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Joywood Heights, as recorded in Plat Book 1130, Page(s) 91.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **502 Norton Avenue, Nashville, TN 37207**.

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 28 day of December, 2022.

Veronica Beckefeld Thomas

David G. Thomas

STATE OF Oregon
COUNTY OF Washington

On this 28th day of December, 2022, before me personally appeared Veronica Beckefeld Thomas and David G. Thomas, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of December, 2022.

Notary Signature
My commission expires: 11/16/2025

OFFICIAL STAMP
MISTY D WINKLER
NOTARY PUBLIC-OREGON
COMMISSION NO. 1018914
MY COMMISSION EXPIRES NOVEMBER 16, 2025

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Diane March,** 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 this the ~~29th~~ 28th day of December, 2022.

Affiant Signature
Date 12/29/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29th day of December, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

