Karen Johnson Davidson County
Batch# 963423 DEEDWARR
01/23/2023 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,080.40
20230123-0005139

WARRANTY DEED

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00

Brenda Shelby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pamela S. Teller	Same as New Owner	053-16-0-197.00
(NAME)	(NAME)	
106 Bluegrass Circle		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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 considerations, the receipt of which is hereby acknowledged, I/we Anna T. Callis, an unmarried woman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Pamela S. Teller, an unmarried woman, hereinafter called the GRANTEE(S), his/her/their 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. 18, on the Plan of King Court, Section Three, of record in Plat Book 7900, Page 958, as affected by Certificate of Street Name Change of record in Book 9705, Page 872, further amended in Book 10159, Page 42, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jerry N. Callis and wife, Anna T. Callis by Warranty Deed from Kimberly A. Glisson Tredway and husband, Tory Tredway, dated 12/31/2002, of record in Instrument 20030103-0000998, Register's Office for Davidson County, Tennessee. Jerry N. Callis died on 9/29/2020 leaving Anna T. Callis as the surviving tenant by the entirety.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 657 Kingsway Drive, Old Hickory, TN 37138
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 19th day of January, 2023.

Anna T. Callis

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna T. Callis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of January, 2023.

Notary Public:
My Commission Expires:

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Brenda Shelby do hereby make oath that I am a licensed attorney and/or 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 1-19-2023.

Brenda Shelby
Affiant
Date: 1-23-2023

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 23 day of January, 2023

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024