Karen Johnson Davidson County
Batch# 969485 DEEDWARR
02/10/2023 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20230210-0009947

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/2/2023
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$295,000.00**

Subscribed and sworn to before me this 9 day of February, 2023.

Notary Public Affiant
My Commission Expires: 10/2/2023

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Justin Kyle Ard **9008 Forest Lawn Drive** **Brentwood, TN 37027**	1749 Mallory Lane, Suite 100 Brentwood, TN, 37027	**147-10-0-168.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **LENORA J. BELL, AN UNMARRIED WOMAN**, has this day bargained and sold, and does hereby transfer and convey unto the said **JUSTIN KYLE ARD, AN UNMARRIED MAN,** the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 202 on the Plan of Candlestick Farms, Section 2, as of record in Book 3500, Page 60, Register's Office for said County.

Beginning at a point in the Easterly margin of Edmondson Pike, the common front corner of Lots Nos. 201 and 202; thence with the line between said Lots, Eastwardly 144.8 feet to a concrete monument at the common rear corner of Lots 201 and 202 in the West line of Lot 203; thence with the line between Lots 202 and 203, Southwestwardly 129.3 feet to a point in the Northerly margin of Brewer Drive; thence with said margin of said Drive, Northwestwardly 90.0 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve, Northwestwardly 39.3 feet to a concrete monument in the Easterly margin of Edmondson Pike; thence with said margin of said Pike, Northwestwardly 90.0 feet to the point of beginning.

Being the same property conveyed to Lenora J. Bell by Warranty Deed from Curtis H. Bell, Jr. of record in Book 8813, page 942, Register's Office for Davidson County, Tennessee, dated December 03, 1992 and recorded on December 15, 1992.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 9th day of February, 2023.

Lenora J. Bell
LENORA J. BELL

STATE OF TENNESSEE,
COUNTY OF Davidson

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **LENORA J. BELL,** the within named Bargainor, 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 official seal at Goodlettsville, Tennessee this the 9th day of February, 2023.

My Commission Expires: 1/31/2026

DPark
NOTARY PUBLIC



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 2/9/2023.

D. Shayne Adair

2/10/2023
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10 **day of** February, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026