Karen Johnson Davidson County
Batch# 981909 DEEDWARR
03/17/2023 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,266.25
20230317-0019519

# WARRANTY DEED

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SIX HUNDRED TWELVE THOUSAND FIVE HUNDRED AND 00/100 (612,500.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**This Instrument Prepared By:**
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER(S) |
|---|---|---|
| **Leslie Severns and Josh Severns** (NAME) | **NEW OWNER** (NAME) | **160 03 0 079.00** |
| **5337 Anchorage Drive Nashville, TN 37220** (ADDRESS) | _____ _____ (ADDRESS) | |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 9th day of March, 2023, the undersigned, **JAMES F. CARDWELL, WIDOW**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **LESLIE SEVERNS AND JOSH SEVERNS, WIFE AND HUSBAND,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **5337 ANCHORAGE DRIVE, NASHVILLE, TN 37220** and more particularly described as follows:

Land In Davidson County, Tennessee, being Lot No. 297 on the Plan of Haileywood Estates, Section 8-A, as of record in Book 2854, Page 82, Register's Office for Davidson County, Tennessee. Said Lot No. 297 fronts 126.8 feet on the Easterly margin of Anchorage Drive and extends back 204 feet on the Northerly line and 258.7 feet on the Southerly line, to a line in the rear on which it measures 100 feet.

Being the same property conveyed to James F. Cardwell and wife, Gloria Cardwell, by Warranty Deed from Harvey S. Campbell and wife, Edna F. Campbell, of record in Book 5377, Page 393, in the Register's Office of Davidson County, Tennessee, dated December 19, 1978, and recorded on December 21, 1978. The said Gloria Cardwell died on March 09, 2014, leaving James F. Cardwell as surviving tenant by the entirety.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, this instrument has been executed this 9th day of March, 2023.

GRANTOR: James F. Cardwell

James F. Cardwell

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally, appeared before me, a Notary Public of the aforesaid authority, **James F. Cardwell**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 9th day of March, 2023.

Notary Public

GROVER C COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

9-8-25
My Commission Expires

**TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS**

I, GROVER COLLINS, 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 March 9, 2023.

Affiant Signature

03/09/23
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 9th day of March, 2023

Notary Public

Notary's Seal:

