Karen Johnson Davidson County
Batch# 990917 DEEDWARR
04/12/2023 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,963.70
20230412-0026870

20231105R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $801,000.00. Daniel Thompson Affiant Subscribed and sworn to before me, this the 12th day of April, 2023. Notary Public My commission expires: May 7, 2024

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Nikki Sizemore and Adam Sizemore	New Owner	**118-14-0-079.00**
3605 Rainbow Place	829 Melpark Cir.	
Nashville, TN 37204	Nashville, TN 37204	

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, WE,

Mary Shasteen Terrell and husband Mark William Terrell

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nikki Sizemore and Adam Sizemore, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the North 35 feet front and 30.2 feet rear of Lot No. 25 and the South 54.5 front and rear of Lot No. 24 on the Map of Marengo Park, Section "C" of record in Plat Book 1130, Page 21, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said parts of said lots adjoin and front together 89.5 feet on the Westerly side of Rainbow Road and run back between lines 216.8 feet, more or less, on the Northerly line of part of Lot No. 24 and 213.25 feet, more or less, on the Southerly line of part of Lot No. 25, to a dead line, on which they measure 84.7 feet.

Being the same property conveyed to Mary V. Shasteen, an unmarried woman by Warranty deed from Heather E. Rosdeutscher, an unmarried woman of record in Instrument No. 20160617-0061404 Register's Office for Davidson County, Tennessee, dated June 15, 2016 and recorded on June 17, 2016.

Being the same property conveyed to Mary Shasteen Terrell and husband Mark William Terrell, as tenants by the entireties by Quitclaim deed from Mary Shasteen Terrell, a married woman, being formerly known as Mary V. Shasteen of record in Instrument No. 20210608-0076459 Register's Office for Davidson County, Tennessee, dated May 26, 2021 and recorded on June 08, 2021.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X__) unimproved (_____) property known as 3605 Rainbow Place, Nashville, TN 37204
.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 12th day of April, 2023:

Mary Shasteen Terrell

Mary Shasteen Terrell

Mark William Terrell

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Mary Shasteen Terrell and Mark William Terrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 12th day of April, 2023.

My Commission Expires: 5/18/24

Notary Public



Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 04/12/2023 (date of document).

Affiant Signature

04/12/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th day of April, 2023.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

