Karen Johnson Davidson County
Batch# 996747 DEEDWARR
04/26/2023 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,408.70
20230426-0030832

WARRANTY DEED

JULIE BAILEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 02, 2024

File No. AT-23-4302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $651,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2023

Julie Bailey
Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bethany Petersen	Legacy Home Loans, LLC	
(NAME)	(NAME)	
1406 Arthur Avenue	1036 Stearman Drive, Ste 6	081-12-0-373.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Scott R. Himes and Shannon Himes, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bethany Petersen, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tractor parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 121 in McGavock, Wetmore and Other's First Addition to Nashville called the Town of McGavock, a plan of which is of record in Book 21, page 23, Register's Office for Davidson County, Tennessee and further described as follows:

Said Lot No. 121 fronts 50 feet on the Easterly side of Arthur Avenue, formerly Wetmore Street and extends back Eastwardly between parallel lines 150 feet to an alley.

Being the same property conveyed to Scott R. Himes, an unmarried man by Warranty deed from Spencer E. Rollins, a single man of record in Instrument No. 20130606-0057414 Register's Office for Davidson County, Tennessee, dated May 29, 2013 and recorded on June 06, 2013.

This is property more commonly known as 1406 Arthur Avenue, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 25th day of April, 2023.

Scott R Himes by Ryan Lux attorney in fact
Scott R. Himes by Ryan Lux,
Attorney-In-Fact

Shannon Himes by Ryan Lux attorney in fact
Shannon Himes by Ryan Lux,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Scott R. Himes, and that this instrument was executed on behalf of the said Scott R. Himes for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202304260030831, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 25th day of April, 2023.

Notary Signature
My commission expires: 7/11/2024

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Shannon Himes, and that this instrument was executed on behalf of the said Shannon Himes for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202304260030831, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 25th day of April, 2023.

Notary Signature
My commission expires: 7/11/2024

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 April 26, 2023 (date of document).

Affiant Signature

April 26, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 26th day of April, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023