Karen Johnson Davidson County
Batch# 1025375 DEEDWARR
07/12/2023 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20230712-0053460

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Dwayne L Bell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 Day of June, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/9/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
R. Akin, Mockingbird Title & Escrow Services, LLC, 1103 Holly Street, Nashville, TN 37206

File No.: 23-6-0288-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Dwayne L. Bell, Sr. and Beverly W. Bell	Dwayne L. Bell, Sr. and Beverly W. Bell	069-03-0-065.00
(NAME)	(NAME)	
2107 Buena Vista Pike	2107 Buena Vista Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Fifty Thousand And No/100 Dollars ($650,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, VANDRA GORDON WOOLFOLK AND REGINA GORDON SMITH, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DWAYNE L. BELL, SR. AND BEVERLY W. BELL, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lots Nos. 1, 2, 3, 4, 5 and 6 of Block HH on the Revised Map of Fairview Subdivision, as of record in Plat Book 1130, Page 54, Register's Office for said County.

Said Lots Nos. 1, 2 and 3 adjoin and front together 274.4 feet on the Southerly side of Drakes Branch Road and run back between lines, 212.8 feet on the Easterly line and 240.9 feet on the Westerly line, as measured from the center of Drakes Branch Road, to the Northerly line of Lot No. 4 in said Block, on which they measure 275.1 feet.

Said Lots Nos. 4, 5 and 6 adjoin and front together 225 feet on the Westerly side of West Hamilton Road and run back between lines, 275.1 feet on the Northerly line and 295.6 feet on the Southerly line, to a dead line, on which they measure 303.9 feet. Said property is improved and known as 3970 Drakes Branch Road, Nashville, Tennessee.

Including but excluding that part conveyed to Davidson County, for highway purposes, as shown by instrument of record in Book 3028, Page 435, Register's Office.

Being the same property conveyed to Hiram Van Gordon and wife, Emma L. Gordon, by Warranty Deed from George Liddle, Jr., and wife, Roxie R. Liddle, of record in Book 3575, Page 376, in the Register's Office of Davidson County, Tennessee, dated July 1, 1963 and recorded on July 2, 1963. The said Hiram Van Gordon died on March 25, 1979, then Emma L. Gordon died August 23, 1992.

unimproved ☐
This is improved ☒ property, known as 3970 Drakes Branch Road, Nashville, TN 37218
(House No.) (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 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 our hands this 30 day of June, 2023

Vandra Gordon Woolfolk

Regina Gordon Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30 day of June, 2023, before me, the undersigned, personally appeared Vandra Gordo Woolfolk, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

My Commission Expires: 5/9/26

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

On this 30 day of June, 2023, before me, the undersigned, personally appeared Regina Gordon Smith, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

My Commission Expires: 5/9/26

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 June 30, 2023

7/10/23

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 10 day of July, 2023

Notary Public:

My Commission Expires: 7.6.26