WARRANTY DEED

Karen Johnson Davidson County
Batch# 1096090 DEEDWARR
01/30/2024 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20240130-0006601

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/9/2027
(AFFIX SEAL)

STACY R. JACOBS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alexis Jasmine Harton	NFM, Inc. dba NFM Lending and/or the Department of Veteran Affairs	Parcel ID: 161 11 0 062.00
(NAME) 569 Huntington Pkwy.	(NAME) 1190 Winterson Road, Suite 300	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Linthicum Heights, MD 21090	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John T. Bottom, Jr., a widow**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alexis Jasmine Harton**, 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 Lot No. 370 on the Plat of Huntington Park, Section 3, of record in Plat Book 4460, page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 370 fronts 89 feet on the south margin of Huntington Parkway and extends back 114.69 feet on the east line, and 127.41 feet on the west line, to a line in the rear on which it measures 89.90 feet.

Being the same property conveyed to John T. Bottom, Jr. and wife, Sarah N. Bottom from Albert J. Gale and wife, Lee Ann Gale by Warranty Deed dated April 11, 1975 and recorded on April 15, 1975 in Book 4904, Page 178, Register's Office for Davidson County, Tennessee. The said Sarah N. Bottom died on October 4, 2022 leaving John T. Bottom as the surviving tenant by the entirety. John T. Bottom and Sarah N. Bottom remained married to each other continuously, without interruption from the date of taking title to subject property until the date of death of Sarah N. Bottom.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 569 Huntington Pkwy., Nashville, TN 37211

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 24th day of January, 2024

John T Bottom Jr by:
John T. Bottom, Jr.
By: William Francis Kelly, Attorney-in-fact
William Francis Kelly, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared William Francis Kelly, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John T. Bottom Jr. as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of John T. Bottom, Jr. for the purposes therein contained.

Witness my hand and official seal, this the 24th day of January, 2024.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 1/24/2024.

Date

Tonya Loftin
Affiant Signature

January 30, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30th day of January, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)