Karen Johnson Davidson County
Batch# 1148901 DEEDWARR
06/20/2024 07:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20240620-0046025

WARRANTY DEED

STATE OF TENNESSEE,
COUNTY OF ~~DEKALB~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 5.9.2026
(AFFIX SEAL)

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kenneth Myers and Cathy Myers	NEW OWNERS	Parcel ID: 096-16-0-132.00
(NAME)	(NAME)	
3105 Blackwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **Larry Tatum and wife, Patsy Tatum**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kenneth Myers and Cathy Myers, 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 Lot No. 19, on the plan of Larchwood, Section 2, of record in Plat Book 5200, Page 57-59, Register's Office for said County, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Larry Tatum and wife, Patsy Tatum, By Warranty Deed from Carlton Smith Madison, Jr., married dated June 01, 2004 recorded June 10, 2004, of record as Instrument No. 20040610-0068767 Register's Office for Davidson County, Tennessee.

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 3105 Blackwood Drive, Nashville, TN 37214

unimproved ☐

This is improved ☒ property, known as 3105 Blackwood Drive, Nashville, TN 37214

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 14th day of June, 2024

Larry Tatum

Patsy Tatum 06/14/2024

STATE OF TENNESSEE
COUNTY OF DeKalb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Larry Tatum and wife, Patsy Tatum, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of June, 2024.

Notary Public

My Commission Expires: 12-1-26

(SEAL)

WILTON CONGER
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 14, 2004 (date of document)

Regina Sullo

Affiant Signature

6/17/24

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 17th day of June, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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