Karen Johnson Davidson County
Batch# 1180869 DEEDWARR
09/12/2024 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20240912-0070383

WARRANTY DEED

File #24-225

JOHN PARKER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00

Jameka Braden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of September, 2024

Notary Public

MY COMMISSION EXPIRES: 08-17-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Verlon K. Thompson and Demetria D. Kalodimos, Trustees	NEW OWNER	131-04-0-132.00
(NAME)	(NAME)	
5354 Granny White Pike		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Michael D. Bess and wife, Kimberly D. Bess,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Verlon K. Thompson and Demetria D. Kalodimos, Trustees of The DKVT Living Trust dated December 9, 2015,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 10 and Part of Lot No. 11, Block 16 on the Plan of College Park, as of record in Plat Book 843, Page 29, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the Northeast corner of Lot No. 10; thence South 33 degrees West 100 feet; thence North 62 degrees 49 minutes West 93 feet; thence North 33 degrees East 50 feet; thence North 89 degrees 13 minutes East 110 feet to the point of beginning.

Being the same property conveyed to Michael D. Bess, and wife, Kimberly D. Bess by Quitclaim Deed from Michael D. Bess of record in Instrument No. 20200122-0007647 Register's Office for Davidson County, Tennessee, dated January 10, 2020 and recorded on January 22, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved
This is improved property, known as 4115 Rockdale Avenue, Nashville, TN 37204
(House Number) (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 my hand this 6th day of September, 2024.

Michael D. Bess

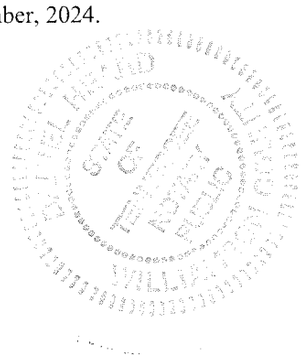
Kimberly D. Bess

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of September, 2024, before me personally appeared Michael D. Bess and Kimberly D. Bess, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of September, 2024.

Notary Signature
My commission expires: 7-17-28



RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Certificate of Authenticity

I, Nichole Sutton, 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 **9/6/2024**.

Date

Nichole Sutton

Affiant Signature

9/11/24

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **11** day of **September**, 2024.

Jameka Braden

Notary's Signature

My Commission Expires: **9/21/25**

Date

Notary's Seal (if on paper)

