Karen Johnson Davidson County
Batch# 1216134 DEEDWARR
12/13/2024 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20241213-0097144

WARRANTY DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/2/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0670

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michelle M. Kellum	SAME AS OWNER	Map: 08513005100
(NAME) 223 Cliffdale Rd.	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($325,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANN AVRIT BESSEE, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHELLE M. KELLUM, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 1st District of Davidson County, Tennessee, being a triangular strip out of the northwest corner of Lot No. 30 and a part of a 4-foot reserved strip immediately north of said Lot No. 30 on the Plan of the Re-Subdivision of Cliffdale, as of record in Book 974, Page 49, Register's Office for said County, and part of Lot No. 8 on the Plan of the real estate Jere Bowen, deceased, as of record in Plat Book 2, page 134, Chancery Court at Nashville, Tennessee, and being Lot A on the unrecorded subdivision of said part of Lot No. 30, said 4 foot strip and said part of Lot No. 8, describe according to a survey made by Lewis D. Justice, Surveyor, dated February 24, 1950, and also described according to a survey made by Donald R. Carver, Surveyor, TN No. 271, dated June 29, 1987, and described as follows:

Beginning in the northeastern margin of Cliffdale Drive at the intersection of a unnamed road; thence with margin of unnamed road, N 30 deg. 35 min. E 86.80 feet to an iron pin; thence leaving said margin, S 85 deg. 30 min. E 279.50 feet to an iron pin; thence S 01 deg. 25 min. E 76.00 feet to an iron pin; thence N 85 deg. 50 min. W 325.50 feet to the point of beginning.

Being the same property conveyed to Harold Kent Bessee and wife, Ann Avrit Bessee, by deed from Jordan Elise Alley, unmarried, of record in Instrument No. 20121213-0014965, dated December 12, 2012, Register's Office for said County. The said Harold Kent Bessee having since died on June 28, 2017, and title then vested in Ann Avrit Bessee as surviving tenant by the entirety.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 974, Page 49, and Chancery Book 2, Page 134, said Register's Office (3) Sanitary Sewer Easement of record in Book 5609, Page 28, Register's Office said County; (4) Easement Agreement to Maintain Roadway Easement of record in Book 7320, Page 782, said Register's Office; and (5) Subject to all rights of ingress/egress to the Andrew Price Cemetery.

The signature of Ann Avrit Bessee is signed by his/her duly appointed Attorney-in-Fact, Matthew Avrit, pursuant to the Power of Attorney of record in _____202412130097143_____, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 223 Cliffdale Rd., Nashville, TN 37214
(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 my hand this 12th day of December, 2024.

Ann Avrit Bessee
By: Matthew Avrit, as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named MATTHEW AVRIT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of ANN AVRIT BESSEE, as her Attorney-in-Fact, as the free act and deed of the within named ANN AVRIT BESSEE.

Witness my hand and official seal this 12th day of December, 2024.

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Karen Burnette, 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 December 12, 2024.

(AFFIANT) – Karen Burnette

12/12/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 12th day of December, 2024.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY