BILL GARRETT, Davidson County
Trans:T20160112454 DEEDWARR
Recvd: 12/21/16 12:39 2 pgs
Fees:13.00 Taxes:584.60
20161221-0134154

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of December, 2016, by and between Lamitras Jno-Finn and Dwayne F. Jno-Finn, wife and husband, party of the first part, and Claudia Stuckey and Michael Freeman, joint tenants, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Unit 93 (referred to as Lot in prior deed) on the Plan of a Horizontal Property Regime (Private Element) Phase 3, Smith Springs Townhomes of record in Instrument No. 20020926-0117439, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Lamitras Jno-Finn and Dwayne F. Jno-Finn by virtue of that certain Quit Claim Deed dated January 19, 2016, and being of record at Instrument No. 20160127-0007644 in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Lamitras Johnson by virtue of CASH Deed dated November 2, 2019 at Instrument No. 20091104-0101979 in the amount of $126,000.00 in the said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to all easements and restrictions of record; 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 GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Lamitras Jno-Finn

Lamitras Jno-Finn

Dwayne F. Jno-Finn

STATE OF Nevada
COUNTY OF Clark

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Lamitras Jno-Finn and Dwayne F. Jno-Finn, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of December, 2016.

Notary Public

My Commission Expires: 11/11/2017

EDDIE D. HIPP
Notary Public, State of Nevada
Appointment No. 13-12297-1
My Appt. Expires Nov 11, 2017

Property Owner & Address: Claudia Stuckey

Tax Parcel No 136150B17000CO

Property Address: 3401 Anderson Rd. #93
Antioch, TN 37013

MAIL TAX BILLS TO: New Owner

STATE OF
COUNTY OF

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $158,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of December, 2016.

Notary Public

My Commission Expires: 7-30-17

TAHIRA J. PYSZKA
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 07-30-2017