Karen Johnson Davidson County
Batch# 183913 **DEEDWARR**
01/15/2019 10:54:56 AM 2 pgs
Fees: $13.00 Taxes: $222.00

20190115-0004101

WARRANTY DEED

2018-1351

April G. Nichols State of Tennessee Notary Public Williamson County

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th day of January, 2019.

(Affix Seal) Notary Public
My Commission Expires: 6-30-2019

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
J. Word Properties, LLC P. O. Box 776 Madison, TN 37116	New Owner	043040A3900CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Yulonda Opare-Addo**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **J. Word Properties, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being all of Lot No. 39 on the Final Plan of Cluster Lot Subdivision, River Landing, Section 1, Phase 1, Formerly known as Windstar Estates, Section 1, Phase 1, as shown by Plat appearing of record in Instrument #20060728-0091763, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Yulonda Opare-Addo from Trey Cain, Substitute Trustee by Substitute Trustee's Deed dated June 20, 2008 and recorded June 26, 2008 in Instrument #20080626-0066120, Register's Office for Davidson County, Tennessee.

( ) improved
This is (X) unimproved property know as 820 Northstar Court, Old Hickory, TN 37138.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 10th day of January, 2019.

Yulonda Opare-Addo

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Yulonda Opare-Addo, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of January, 2019.

Notary Public
My Commission Expires: 6-30-2019

