WARRANTY DEED

Karen Johnson Davidson County
Batch# 229517 DEEDWARR
05/14/2019 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $686.35
20190514-0045188

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF May, 2019.

Notary Public

MY COMMISSION EXPIRES: 09/25/2019

(AFFIX SEAL)

DENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Jefferson Davis	SEND TAX BILLS TO: Jefferson Davis	MAP-PARCEL NUMBERS
(NAME) 1825 Wild Oaks Court	(NAME) 1825 Wild Oaks Court	163070A14100CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(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, **Maria M Weir, a single person**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jefferson Davis, Single Man,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 141 on the Plan of Resubdivision of Lots 12-16, 32-36, and 140-144 on the Final Plat, Ridgeview UDO, Phase One of record in Plat at Instrument No. 20160108-0002176, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

FOR INFORMATION PURPOSES ONLY: 1825 Wild Oaks Court, Antioch, TN 37013

Being the same property conveyed to Maria M. Weir, a single person by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20170322-0028055, Register's Office for Davidson County, Tennessee, dated March 17, 2017 and recorded on March 22, 2017. (Value of consideration shown in aforementioned deed $154,355.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book Instrument No. 20160108-0002176, 20080312-0025065 and 20080603-0056596, Instrument Number 20080512-0048644, supplemented in Instrument No. 20120619-0053771 and amended in Instrument No. 20140825-0077255 and Instrument No. 20190315-0023984, Book 6764, Page 706, Book 8757, Page 832, Instrument Number 20060809-0097641 and Instrument No. 20090922-00880819,Instrument Number 20090316-0023090, Instrument Number 20081120-0114320, Instrument No. 20081120-0114360 and Instrument No. 20090922-0088019, Instrument No. 20090922-0088019, 20090316-0023090, Instrument No. 20081203-0117279, Instrument Number 20150330-0026820, Instrument Number 20180806-0076928 and in Instrument No. 20181204-0118221, in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved ___ improved x property, known as 1825 Wild Oaks Ct. Antioch, TN 37013
(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 13th day of May, 2019.

Maria M. Weir

Maria M Weir

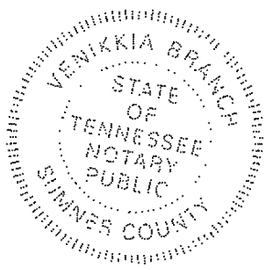
STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Maria M Weir** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of May, 2019.

Notary Public

My Commission Expires: 09/25/2019



Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-26-2019