Karen Johnson Davidson County
Batch# 249668 DEEDWARR
06/27/2019 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.13
20190627-0062500

Name and Address of New Owner:
Marquita Blakemore
100 Robert Cartwright Drive
Apt. 1405
Goodlettsville, TN 37072

Send Tax Bills To:
Marquita Blakemore
100 Robert Cartwright Drive
Apt. 1405
Goodlettsville, TN 37072

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 097-08-0-101

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Desiree Jenkins, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Marquita Blakemore**, "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Lake Park Section Twelve, of record in Book 8250, Page 804, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Desiree Jenkins, a single individual by Tennessee QuitClaim Deed from Desiree E. Jenkins and Barry C. Jenkins, a divorced couple, recorded on March 22, 2018, and of record in Instrument No. 20180322-0027192, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Desiree E. Jenkins and Barry Jenkins, Wife and Husband by Warranty Deed from John C. Sanders and Allison M. Sanders, Husband and Wife, recorded on May 23, 2017, and of record in Instrument No. 20170523-0051117, Register's Office for Davidson County, Tennessee.

Desiree Jenkins and Desiree E. Jenkins are one and the same person.

This is improved property known as 4120 Helena Bay Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of June, 2019.

Desiree Jenkins (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of June, 2019, before me personally appeared Desiree Jenkins, 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 26th day of June, 2019.

Notary Signature
My commission expires: 3-8-22

NIRAJ VANMALI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $304,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 26th day of June, 2019.

Notary Public
My commission expires: 3-8-22
File No. 2019-315

NIRAJ VANMALI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

True Copy Certification

I,KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

