Karen Johnson Davidson County
Batch# 273467 DEEDWARR
08/19/2019 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $728.90
20190819-0082922

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#Z59-104

ADDRESS NEW OWNER:
Helene Jackson-Clarke
104 Cumberland Trace
Nashville, TN 37214

SEND TAX BILL TO:
Owner

MORTGAGEE:

Parcel ID:
073-16-0A-104.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James F. Richards, single man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Helene Jackson-Clarke, an unmarried woman**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, Being Unit No. 104 on the Revised Plan of Cumberland Trace of record in Plat Book 5200, Page 724, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to James F. Richards, single man, by deed from Sarah L. Long and husband, Roger Long dated June 14, 2013, and of record in Instrument No. 20130618-0061973, Register's Office for Davidson County, Tennessee.

This is improved property known as 104 Cumberland Trace, Nashville, TN 37214. Possession is to be given on August 2, 2019.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind himself, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 2nd day of August, 2019.

James F. Richards

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James F. Richards,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of August, 2019.

NOTARY PUBLIC

My Commission Expires: 2-9-20

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$197,000.00**.

April Wilderman
AFFIANT

Subscribed and sworn to before me on this 2nd day of August, 2019.

NOTARY PUBLIC

My Commission Expires: 6/13/2022

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

This instrument was prepared from information supplied by the parties. The parties are not relying on any title examination that has been performed by Lee and Lee Attorneys at Law, P.C. and Lee and Lee Attorneys at Law, P.C. shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel.

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, 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 for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY