Karen Johnson Davidson County
Batch# 279301 DEEDWARR
09/03/2019 01:27:30 PM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20190903-0088554

WARRANTY DEED

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2019

Notary Public

MY COMMISSION EXPIRES: 9-4-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Casey Michelle Duhart	New Owner	173-04-0-A 407.00 CO
(NAME)	(NAME)	
1401 Napa Pointe West		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **LaRhonda D. Braden Carter and Hardini Carter, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Casey Michelle Duhart and Otis L. Duhart, wife and husband,** hereinafter called the GRANTEES, 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. 359 on the Final Plat of Oak Highlands, Section 5, a Planned Unit Development of record in Instrument No. 20050124-0008664, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to LaRhonda D. Braden, an unmarried woman, by deed of record in Instrument No. 20060526-0062479, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

LaRhonda D. Braden and LaRhonda D. Braden Carter being one and the same.

Hardini Carter executes this document, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☑ property, known as 1401 Napa Pointe West, 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/our hands this 27th day of August, 2019.

LaRhonda D. Braden Carter

Hardini Carter

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named LaRhonda D. Braden Carter 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 seal this 27th day of August, 2019.

Notary Public Kelsie Holloway
My Commission Expires: 8/11e/20

State of Florida

County of _____

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Hardini Carter the bargainor(s), 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 therein contained.

Witness my hand and seal this ____ day of August, 2019.

Commission expires:_____

Notary Public

File No.: 21700

Witness my/our hands this 27th day of August, 2019.

Larhonda Braden Carter

Hardini Carter

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Larhonda Braden Carter 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 seal this 27th day of August, 2019.

Notary Public Kelsie Holloway
My Commission Expires: _____

State of Florida

County of Flagler

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Hardini Carter the bargainor(s), 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 therein contained.

Witness my hand and seal this 26 day of August, 2019.

Commission expires: 03/02/2023

Notary Public

File No.: 21700

JoAnne Rountree
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG303110
Expires 3/2/2023

TRUE COPY CERTIFICATON

I, Jill Simmons, 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 WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained

Notary Public

My Commission Expires: 9·16·2020

