Karen Johnson Davidson County
Batch# 292220 DEEDWARR
09/27/2019 09:35:42 AM 3 pgs
Fees: $18.00 Taxes: $960.15
20190927-0098401

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 7161 Bishop Road Suite 250 Plano, TX 75024 822305 2019-22801 Jordan Deckard	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $259,500.00 Affiant Subscribed and sworn to before me, this the 20 day of September 2019. Notary Public My commission expires: 3/28/22 (Affix Seal)

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Grant Connor Shemonic 8230 Lenox Creekside Dr	NAME: New Owner
STREET ADDRESS: Antioch TN 37013	STREET ADDRESS:
MAP & PARCEL NO.: 181-02-0A-014.00-CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kalifa K. Oliver nka Kalifa K. Oliver Ledbetter and James A. Ledbetter, III, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Grant Connor Shemonic , An Unmarried MaN

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit "A".

This is improved property known as: 8230 Lenox Creekside Drive, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 27 day of July, 2019.

X _____
Kalifa K. Oliver nka Kalifa K. Oliver Ledbetter

X _____
James A. Ledbetter, III

State of TN
County of Davidson } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kalifa K. Oliver nka Kalifa K. Oliver Ledbetter, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 27th day of July 2019

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

REGINA C. GREVIOUS STATE OF TENNESSEE NOTARY PUBLIC COUNTY of RUTHERFORD

Notary Public
My commission expires My Commission Expires April 16, 2022

State of TN
County of Davidson } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared James A. Ledbetter, III, _____ (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 27th day of July, 2019.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

REGINA C. GREVIOUS STATE OF TENNESSEE NOTARY PUBLIC COUNTY of RUTHERFORD

Notary Public
My commission expires ~~My Commission Expires~~ April 16, 2022

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Lenox Creekside, Phase One of record as Exhibits E1, E2 and E3 in Plat at Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kalifa K. Oliver, an unmarried woman by Warranty deed from Robert Charles Anderson, Jr., and Rhonda Anderson of record in Instrument No. 20130805-0081911 Register's Office for Davidson County, Tennessee, dated July 29, 2013 and recorded on August 05, 2013.

The said Kalifa K. Oliver having since married now known as Kalifa K. Oliver Ledbetter.

James A. Ledbetter, III husband of Kalifa K. Oliver Ledbetter joins in the execution of this instrument to convey his interest, marital or otherwise, if any in the above-described tract or parcel of land.