Karen Johnson Davidson County
Batch# 301454 DEEDWARR
10/16/2019 10:16:14 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20191016-0106010

WARRANTY DEED

ASHLEY NOFFSINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 9, 2023

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7TH DAY OF OCTOBER 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Komline	**Interlinc Mortgage Services, LLC**	
(NAME) **2903 Branch Court**	(NAME) **10613 West Sam Houston Pkwy, N Ste 200**	07211009000
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Houston, TX 77064**	
(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, WE, **Phyllis B. Jackson, unmarried, Anthony Luster, married, and Kathy Burks, married**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia C. Komline, unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. 2 on the Plan of Brooks Gardens of record in Book 2330, Page 168, 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 Phyllis B. Jackson and Kathy Burks, as tenant in common with rights of survivorship by Quitclaim Deed from Phyllis B. Jackson and Herman E. Jackson, married of record in Instrument No. 20170313-0024325 being corrected in Instrument No. 20190926-0097709, Register's Office for Davidson County, Tennessee, dated March 09, 2017 and recorded on March 13, 2017. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Phyllis B. Jackson, married by Warranty Deed from Ultimate Properties, LLC and Coordination Plus, LLC of record in Instrument No. 20050603-0063364, Register's Office for Davidson County, Tennessee, dated May 25, 2005 and recorded on June 03, 2005. (Value of consideration shown in aforementioned deed $89,400.00.)

Anthony Luster, spouse of Kathy Burks, joins in this conveyance to convey any and all marital rights he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 2330, Page 168 and Book 2862, Page 381, in the said Register's Office and all other matters of record, including all items set out on any applicable plat of record.

2 of 2

unimproved
This is improved x property, known as 2903 Branch Ct. Nashville, TN 37216
(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 4 day of Oct, 2019.

Phyllis B. Jackson

Kathy Burks

Witness my hand this 4 day of oct, 2019.

X Anthony Luster

Anthony Luster

STATE OF
COUNTY OF

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

WITNESS my hand and official seal at office this 4 day of Oct, 2019.

Notary Public

My Commission Expires: 7 Sept 2021

THOMAS HENNING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021

STATE OF
COUNTY OF

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

WITNESS my hand and official seal at office this 4 day of Oct, 2019.

Notary Public

My Commission Expires: 7 Sept 2021

THOMAS HENNING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021