Karen Johnson Davidson County
Batch# 309302 DEEDWARR
10/31/2019 02:34:57 PM 2 pgs
Fees: $13.00 Taxes: $666.00
20191031-0112140

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jade Greene
1518 Berea Church Rd.
Lebanon, TN 37087

MORTGAGEE

SEND TAX BILLS
Owner

MAP-PARCEL:
105-03-0-322.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Lawanna Faye Lusk,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jade Greene and wife, Joni M. Greene,** 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. 1 on the Plan of Trimble's Addition, of record in Plat Book 57, Page 53, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lawanna Faye Lusk by Quticlaim deed from Martha Rhea Johnson, a single person, dated April 11, 1986, of record in Book 6827, Page 306, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 57, Page 53, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is unimproved property known as **3 North Hill St. Nashville, TN 37210.**

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 our hands this 24th day of October, 2019.

Lawanna Faye Lusk

Lawanna Faye Lusk

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lawanna Faye Lusk, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of October, 2019.

Jodie D Pelley

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever ~~is greater~~ for this transfer is $180,000.00.

AFFIANT

Subscribed and sworn to before me this 24th day of October, 2019.

Jodie D Pelley

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY