Karen Johnson Davidson County
Batch# 310040 DEEDWARR
11/04/2019 09:30:30 AM 4 pgs
Fees: $23.00 Taxes: $869.50
20191104-0113189

NEW OWNER:
MICHAEL L. DAVIS
3917 TEA GARDEN WAY
ANTIOCH , TN 37013

SEND TAX BILLS TO:
Cardinal Financial
3701 Arco Corp. Dr #700
Charlotte NC 28273

Map & Parcel: 15010019700

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-1347

Space for Recorder's stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirty-Five Thousand and 00/100 Dollars ($235,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TAMMY H. TANKERSLEY, unmarried** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **VANESSA P. DAVIS and MICHAEL LEE DAVIS, wife and husband**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land located in Davidson County, Tennessee, and being Lot No. 25 on The Plan of Jamestown Estates Section III of record in Plat Book 6900, Page 866, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to TAMMY H. TANKERSLEY, married by Quitclaim Deed from Anthony Mark Tankersley and Tammy H. Tankersley, husband and wife, dated May 29, 2002, and of record in Instrument No. 20020712-0083906, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Anthony Mark Tankersley and wife, Tammy H. Tankersley by Warranty Deed from James David Stephens and wife, Regina Suzanne Stephens, dated June 29, 1995, and of record in Book 9717, Page 577, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of **3917 TEA GARDEN WAY, ANTIOCH , TN 37013**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6900, Page 866, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 1st day of November, 2019.

TAMMY H. TANKERSLEY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TAMMY H. TANKERSLEY**, 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 official seal at office this 1st day of November, 2019.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

****

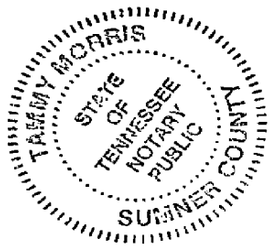
The actual consideration or value, whichever is greater, for this transfer is **$235,000.00** .

Elaine C. Nicholson
AFFIANT

Sworn to and subscribed to before me this 1 day of November, 2019.

NOTARY PUBLIC

My commission expires: 1-24-22



True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

