WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Laquisha L. Oliver	Laquisha L. Oliver	043040A00500CO
(NAME)	(NAME)	
701 Keeton Court	701 Keeton Court	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we Brent A. Noel and Sarah Sturges, an unmarried woman, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Laquisha L. Oliver, single woman, hereinafter called the GRANTEE(S), their 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. 5, on the plan of FIRST REVISION FINAL PLAT OF CLUSTER LOT SUBDIVISION RIVER LANDING SECTION I, PHASE I, formerly known as Windstar Estates Section I, Phase I, as shown on plat of record in Instrument No. 20060918-0115492, (erroneously referenced as Instrument No. 20060728-0091763, in previous deeds), in the Register's Office for Davidson County, Tennessee, to which plan referenced is hereby made for a more complete description of the property

Being the same property conveyed to Brent A. Noel, an unmarried man, and Sarah Sturges, an unmarried woman, as tenants in common with right of survivorship by Warranty Deed from Mark Holt, a married man, dated 06/04/2019 and recorded 06/19/2019, of record in Instrument No. 20190619-0059230, Register's Office for Davidson County, Tennessee.

Subject to All matters shown on the plat of record in Instrument No. 20060918-0115492; Covenants, conditions, easements and restrictions recorded in Instrument No. 20060502-0050264, and amended in Instrument No. 20060602-0073693, Instrument No. 20060815-0100349, Instrument No. 20150520-0046604, Instrument No. 20151202-0121305, Instrument No. 20160927-0101746, Instrument No. 20170413-0036210, Instrument No.

Karen Johnson Davidson County
Batch# 311019 DEEDWARR
11/05/2019 08:05:30 AM 4 pgs
Fees: $23.00 Taxes: $1,498.50
20191105-0113856

20180416-0035510 and Instrument No. 20180817-0081820; Easement including terms and conditions thereof as recorded in Book 4859, Page 950; Easement including terms and conditions thereof as recorded in Book 4859, Page 951; Easement including terms and conditions thereof as recorded in Book 9411, Page 730; Easement including terms and conditions thereof as recorded in Book 9411, Page 739; Easement including terms and conditions thereof as recorded in Book 9411, Page 743; Easement including terms and conditions thereof as recorded in Book 9872, Page 651; Stormwater Detention Agreement including terms and conditions thereof as recorded in Instrument No. 20030710-0096041; Access and Utility Easement Termination Agreement including terms and conditions thereof as recorded in Instrument No. 20060731-0092778; and Notice of Acceptance of Public Infrastructure including terms and conditions thereof as recorded in Instrument No. 20160811-0083768, all of record in the Register's Office of Davidson, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 701 Keeton Court, Old Hickory, TN 37138

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 1st day of November, 2019.

By: _____
Brent A. Noel

By: _____
Sarah Sturges

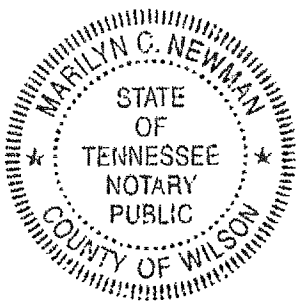
State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brent A. Noel, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of November, 2019.

_____
Notary Public

My Commission Expires: 5-17-21



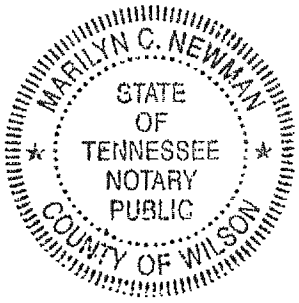
State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah R. Sturges, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of November, 2019.

Notary Public:
My Commission Expires: 5-17-21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122



201911050113856

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21