WARRANTY DEED

Karen Johnson Davidson County
Batch# 315139 DEEDWARR
11/13/2019 03:41:30 PM 2 pgs
Fees: $13.00 Taxes: $764.05
20191113-0117178

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-2021

(AFFIX SEAL)

MEMORIE MINTE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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
Burkett Homes, Inc.	Owner at owners	
(NAME)	(NAME)	07209027300
P.O. Box 9282	address	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37077		
(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, **Jamar Pillow and Joy Jones,** HEREINAFTER CALLED THE GRANTOR(S), HAVEBARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Burkett Homes, Inc.**, a Tennessee corporation, HEREINAFTER CALLED THE GRANTEE, ITS 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. 35 on the Plan of Eskridge Subdivision, a part of the WB Franklin Property as of record in Book 547, Page 52, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Senora Richardson and Husband, Moses E. Richardson by Warranty Deed recorded November 12, 2002 at Instrument No. 20021112-0139635 in the Register's Office of Davidson County, Tennessee. Moses E. Richardson died on January 5, 2014 leaving Senora Richardson as the remaining tenant by the entirety. Senora Richardson died intestate on September 7, 2018 leaving Jamar Pillow and Joy Jones as her sole blood heirs per Affidavit of Heirship of record at Instrument No. 201911130117177 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 907 Fairwin Ave Nashville, TN 37216
(unimproved)
(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 12th day of November, 2019.

Jamar Pillow

Joy Jones by Jamar Pillow, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jamar Pillow**, 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 12th day of November, 2019.

Notary Public

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/8/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, Jamar Pillow, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Joy Jones and acknowledged that he executed the same as the free act and deed of the said Joy Jones.

WITNESS my hand and official seal at office this 12th day of November, 2019.

Notary Public

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/8/22

Certificate of Authenticity

I, Venikka 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, Ven. Kka Branch 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: 7-5-21

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