Karen Johnson Davidson County
Batch# 318389 DEEDWARR
11/22/2019 09:37:30 AM 2 pgs
Fees: $13.00 Taxes: $746.66
20191122-0120736

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Birthright Title Agency
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072
BTA# 2019101013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Angela Kuzma 1021 Woods Lake Drive Madison, TN 37115	Angela Kuzma C/O Ameris Bank 1800 Parkway Place, Suite 820 Marietta, GA 30067	033-15-0-079.00

WARRANTY DEED

THIS INDENTURE, made this 21st day of November, 2019 between **LINDA JONES GROOM**, unmarried, resident of Davidson County, Tennessee ("Grantor") and **ANGELA KUZMA**, unmarried, resident of Davidson County, Tennessee ("Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

Land in Davidson County, Tennessee being Lot No. 136 on the Plan of Section Two Primrose Acres, of Record in Book 2900, page 44, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description. Said Lot No. 136 fronts 115.4 feet on the Northwesterly side of Woods Lake Drive extends back 161 feet on the Northeasterly line and 223.4 feet on the Southwesterly line to a dead line in the rear measuring 130 feet thereon.

BEING the same property conveyed to Linda Jones Groom by Life Estate Deed from Mary Maggart Jones dated August 31, 2015, filed of record as Instrument No. 20150909-0091607 in the Register's Office for Davidson County, Tennessee. Mary Maggart Jones aka Mary Ella Jones died on or about September 18, 2017.

Grantor Initials: LJG Grantee Initials: AK

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal as of the date first recited above.

LINDA JONES GROOM

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21st of November, 2019, before me personally appeared Linda Jones Groom, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Mary Birthright

My commission expires: _____

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$201,800.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 21st day of November, 2019.

Notary Public
My commission expires: _____

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023