**Prepared by and return to:**
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

Karen Johnson Davidson County
Batch# 318551 DEEDWARR
11/22/2019 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $773.30
20191122-0120977

# WARRANTY DEED

Effective as of **November 21, 2019,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Amber Sterling, unmarried,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **JEFF 1, LLC,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

**Land in Davidson County, Tennessee, being Lot No. 34 on the SECTION 3, JAMESTOWN ESTATES of record in Plat Book 6900, Page 866, Register's Office for said County, to which reference is made for a more complete description.**

This real property being all or part of the property conveyed to Grantor by Warranty Deed of record at **Instrument Number 20111123-0091872** in the Register's Office of **Davidson County**, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 6900, Page 866; covenants, conditions and restrictions as set forth in Deed recorded in Deed Book 7746, Page 643, Book 7502, Page 11, Book 7861, Page 420 and Book 8149, Page 337; all of record in the Register's Office of **Davidson County**, Tennessee; and **2020 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

**TO HAVE AND TO HOLD** this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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.

**IN WITNESS** the Grantor's hand in Cleveland County, State of Oklahoma on this 14 day of November, 2019.

GRANTORS:

Amber Sterling

Amber Sterling

**STATE OF** Oklahoma
**COUNTY OF** Cleveland

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Amber Sterling,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he/she/they executed the within instrument of his/her/their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in Cleveland **County**, State of Oklahoma this 14th day of November, 2019.

DONNA FLOWERS NOTARY PUBLIC 19009041 EXP. 9/5/23 STATE OF OKLAHOMA

Donna Flowers
Notary Public

My Commission Expires:
5 September 2023

| | |
|---|---|
| New Owner Name and Address to:<br>JEFF 1, LLC<br>5001 Plaza On The Lake #200<br>Austin, TX 78746<br><br>Property Address:<br>3633 Lake Towne Dr., Antioch, TN 37013<br><br>Mail tax bills to:<br>JEFF 1, LLC<br>5001 Plaza On The Lake #200<br>Austin, TX 78746<br><br>Parcel I.D. Numbers:<br>150 10 0 206.00 | I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $209,000.00.<br><br>AFFIANT<br><br>Subscribed and sworn to before me this 18 day of November, 2019.<br><br>NOTARY PUBLIC<br><br>Commission expires: 9/20/21 |

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-2-21

I, Stevie Friesth, 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.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Karri S. Coffman, a notary public for this county and state, Stevie Friesth, 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: _____

Notary's Seal (If on paper)

