WARRANTY DEED

Karen Johnson Davidson County
Batch# 324297 DEEDWARR
12/04/2019 10:04:43 AM 2 pgs
Fees: $13.00 Taxes: $858.40

20191204-0124883

RUTHERFORD COUNTY TENNESSEE NOTARY PUBLIC SCOTT C. JACOBS STATE OF

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2019

Notary Public

MY COMMISSION EXPIRES: 9-16-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christina Noel	Loandepot.com, LLC	150-10-0-44.00
(NAME)	(NAME)	
3040 Fieldstone Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Millicent Offei-Nkansah, a married person** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christina Noel,** hereinafter called the GRANTEES, their 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. 105 on the Plan of Cherry Hills, Section 10-B, of record in Plat Book 5210, page 139, Register's office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Millicent Offei-Nkansah, married by deed from William Hairston, dated May 26, 1999 and filed for record in book 11527, page 545, Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 5210, page 139, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The Taxes have been prorated and assumed by the Grantee(s).

This is investment property and has never been the marital residence of the Grantor.

unimproved ☐

This is improved ☑ property, known as 3040 Fieldstone Drive, Antioch, TN 37013

(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/our hands this 2nd day of December, 2019.

Millicent Offei-Nkansah

State of Tennessee
County of Davidson

Personally appeared before me Millicent Offei-Nkansah, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of December, 2019.

Notary Public Judith C. Jacobs
My Commission Expires: 9-14-23

File No.: 201911023

JUDITH C. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY