...crow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

return to ↑ #14355

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191123665

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $271,000.00.

K Jimeya L Nash
Affiant

Subscribed and sworn to before me, this 27th day of December, 2019.

Notary Public
My Commission Expires: _____

VICTOR HAZELWOOD NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY Commission Expires 01-24-2022

Karen Johnson Davidson County
Batch# 337110 DEEDWARR
01/02/2020 09:24:13 AM 2 pgs
Fees: $13.00 Taxes: $1,002.70

20200102-0000142

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jimeya L. Nash 1621 Rachels Retreat Circle Hermitage TN 37076	~~New Owner~~ SWBC Mortgage 9311 San Pedro #100 San Antonio TX 78216	Tax Parcel ID No. 086 04 0 029.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Laura JeanBaptiste, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jimeya L. Nash, unmarried,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 189, Phase I, Rachel's Retreat, as shown on plat of record in Plat Book 5200, Page 516, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Laura M. Reising, unmarried, by Warranty Deed from Jane L. Reising and David Reising, married, of record in Instrument No. 20150915-0093346, in the Register's Office of Davidson County, Tennessee, dated September 10, 2015 and recorded September 15, 2015.

Laura M. Reising having since married and now known as Laura JeanBaptiste.

John JeanBaptiste joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase I, Rachel's Retreat, as recorded in Plat Book 5200, Page(s) 516.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6056, Page 670.

This is improved property located at 1621 Rachels Retreat Circle Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 executed this instrument on this 26 day of December, 2019.

Laura JeanBaptiste

John JeanBaptiste

STATE OF Florida)

COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laura JeanBaptiste and John JeanBaptiste, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of December, 2019.

Notary Public

My Commission Expires: _____

KAOUTAR FARISS NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires April 30, 2022 No. GG 212865