#14484

WARRANTY DEED

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Karen Johnson Davidson County
Batch# 365614 DEEDWARR
03/02/2020 10:25:45 AM 2 pgs
Fees: $13.00 Taxes: $688.20

20200302-0022939

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hamadi Rashad Davis	Security National Mortgage	163160C11500CO
(NAME)	(NAME)	
1841 Isabelle Lane	5300 S. 360 West Ste. 150	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murray UT 84123	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jennifer Lee Bell Kemp f/n/a Jennifer Lee Bell, married** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Hamadi Rashad Davis and Jessica Davis, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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 all of Lot No. 115, of MATLOCK - PHASE 1, filed as Exhibit to and established by the Master Deed for Matlock Townhomes of record in Instrument No. 200705020052533, and amended in Instrument No. 200705090055599 and Instrument No. 200707050080103, all of the Registers Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer Lee Bell, unmarried by Warranty Deed from J2K Builders, LLC, dated 07/31/2009 and recorded 08/03/2009, of record in Instrument 200908030072540, Register's Office for Davidson County, Tennessee. Jennifer Lee Bell and Jennifer Lee Bell Kemp is one and the same person. Grantor, Jennifer Lee Bell states that this was not marital property as spouse never lived in property.

Subject to Covenants, conditions, easements and restrictions recorded in of record in Instrument 200705020052533, and First Amendment recorded as Instrument No. 200705090055599, and Instrument No. 200707050080103, and Instrument No. 201001220005543, Instrument No. 201005030033517, Instrument No. 201012160099939, Instrument No. 201112280101458, and Instrument No. 201706120058618, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1841 Isabelle Lane, 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 GRANTEE(S), her assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 27th day of February, 2020.

By: _____
Jennifer Lee Bell Kemp

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer Lee Bell Kemp,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of February, 2020.

_____
Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122