Karen Johnson Davidson County
Batch# 374461 DEEDWARR
03/18/2020 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,812.63
20200318-0030152

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00.

Julie Baig
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 2020.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-05-2022

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC,

File No.: HTF20-010021

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael James Carter and Jenna Kane Carter	BANK OF TENNESSEE	
(NAME) 2312A Scott Avenue	(NAME) 112 E MOUNTCASTLE DR	072-10-2J-002.00-CO
(ADDRESS) Nashville, TN 37216	(ADDRESS) JOHNSON CITY, TN 37601	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PEARL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL JAMES CARTER AND JENNA KANE CARTER, HUSBAND AND WIFE** 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 Unit B, together with the appurtenant interest in the common elements of 2312 Scott Avenue Cottages, a horizontal property regime with private elements established by Declaration in Instrument No. 20190524-0049679, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being a portion of the same property conveyed to Charles D. Wiseman Sr, Trustee of the Charles D. Wiseman, Sr Revocable Living Trust by Warranty deed from Charles D. Wiseman of record in Instrument No. 20121130-0110074 Register's Office for Davidson County, Tennessee, dated July 26, 2012 and recorded on November 30, 2012. Further, being a portion of the same property conveyed to Frank E. Mondelli, Sr., Trustee by Co-Trustee's Quitclaim Deed from Charles D. Wiseman, Jr. and Charmaine O. Bell, the Co-Trustee of the Charles D. Wiseman, Sr Revocable Living Trust of record in Instrument No. 20180620-0059258 Register's Office for Davidson County, Tennessee, dated June 15, 2018 and recorded on June 20, 2018. Futher, being a portion of the same property conveyed to Charles D. Wiseman, Jr., Charmaine O. Bell, Garold U. Wiseman, James A. Wiseman and Kevin T. Wiseman by Trustee's Quitclaim deed from Frank E. Mondelli, Sr., Trustee of record in Instrument No. 20180621-0059916 Register's Office for Davidson County, Tennessee, dated June 21, 2018 and recorded on June 21, 2018. And further, being a portion of the same property conveyed to Pearl Properties LLC, A Tennessee Limited Liability Company by Warranty deed from Charles D. Wiseman, Jr., Charmaine O. Bell, Garold U. Wiseman, James A. Wiseman and Kevin T. Wiseman of record in Instrument No. 20190417-0035506 Register's Office for Davidson County, Tennessee, dated April 15, 2019 and recorded on April 17, 2019.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 2312A Scott Avenue, Nashville, TN 37216
(House No.) (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 hand(s) this the 13th day of March, 2020

Pearl Properties, LLC, A Tennessee Limited Liability Company

BY: _____
Melinda Kirkham, Authorized Agent

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 13th day of March, 2020, before me personally appeared Melinda Kirkham, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Authorized Agent of Pearl Properties, LLC, the within named bargainor, a limited liability company, and that she as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of March, 2020.

_____
Notary Public

My Commission Expires: 7/5/21

(SEAL)

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022