WARRANTY DEED

Karen Johnson Davidson County
Batch# 375020 DEEDWARR
03/19/2020 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $599.40
20200319-0030488

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Carter Series, LLC-Webster Series, a designated Series of Carter Series, LLC	Owner	Map: 05202013900
(NAME) P.O Box 681484	(NAME)	
(ADDRESS) Franklin, TN 37068	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTY-TWO THOUSAND AND NO/100 DOLLARS ($162,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DANA L. WILSON NKA DANA L. BURKS, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CARTER SERIES, LLC-WEBSTER SERIES, A DESIGNATED SERIES OF CARTER SERIES, LLC,

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:

Being Lot No. 30 and the west 1/2 of Lot No. 29 of Block "B" on the Revised Map of Rainbow Terrace Subdivision as of record in Book 1130, page 85, Register's Office of Said County.

Said Lot and part of said Lot adjoin and front together 75 feet on the south side of Cheryl Avenue and run back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Dana L. Wilson, by deed from Larry Eugene Wilson, of record in Instrument No. 20051014-0123756, dated October 13, 2005, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1130, Page 85, said Register's Office.

Sanitary Sewer Easement of record in Book 5172, Page 718, Register's Office for said County.

Dana L. Wilson and Dana L. Burks being one and the same person.

unimproved ☐
This is improved ☒ property, known as 640 Cheryl Avenue, Madison, TN 37115
(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 our hands this 19th day of March, 2020.

Dana L. Burks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dana L. Burks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 19th day of March, 2020.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.