Karen Johnson Davidson County
Batch# 375688 DEEDWARR
03/23/2020 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $651.20
20200323-0031156

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $176,000.00.

Angela Pearson
Affiant

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

Subscribed and sworn to before me this 19th day of March, 2020.

Notary Public
My Commission Expires: 4-17-2023

2020-53

Address of New Owner:	Send Tax Bills to:	Tax Information:
Queshawnda Jackson	New owner	
1941 Lombardia Lane		043-14-0C-057.00-CO
Madison, TN, 37115		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Mitchell Ray Watkins, a single man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Queshawnda Jackson, an unmarried woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Lanier Park Townhomes, as shown on Exhibit A of Declaration of Covenants, Conditions and Restrictions for Lanier Park Townhomes, of record in Instrument Number 20080804-0079771, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mitchell Ray Watkins, unmarried man by Warranty deed from Affordable Housing Resources, Inc., a Tennessee Corporation of record in Instrument No. 20171013-0105046 Register's Office for Davidson County, Tennessee, dated October 11, 2017 and recorded on October 13, 2017.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1941 Lombardia Lane, Madison, TN 37115.**

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.

Mitchell Ray Watkins

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 Mitchell Ray Watkins, 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 at Nashville, Tennessee, this 19th day of March, 2020.



D. Shayne Adair - Notary Public
My Commission Expires: 3/13/2022

True Copy Certification

I, **Melissa Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Shelly M. Walling,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Walling

My Commission Expires:

