Karen Johnson Davidson County
Batch# 405734 DEEDWARR
05/26/2020 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $838.85
20200526-0054028

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $226,716.00.

Affiant

File Number: 2003226

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this 18th day of May, 2020.

Notary Public
My Commission Expires:

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Margaret Houston	New Owner	150-10-0-193.00
3229 Forest Breeze Drive		
Antioch, TN 37013		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Natalya V. Caldwell, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Margaret Houston, with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 21, on the Plan of Jamestown Estates, Section 2, of record in Plat Book 6900, Page 865, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Natalya V. Caldwell by Quitclaim Deed from John M. Caldwell, dated January 8, 2016, of record in Instrument No. 20160113-0003572, Register's Office for Davidson County , Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is ✓ improved ___unimproved property known as 3229 Forest Breeze Drive, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

NC

WITNESS my hand this 18th day of May, 2020.

Natalya V. Caldwell

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Natalya V. Caldwell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 18th day of May, 2020.

Notary Public at Large
My Commission Expires: 9/14/23

Katelyn Taylor
State of Tennessee Notary Public
Rutherford County

NC

True Copy Certification

I, **Jennifer Pennell**, 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.

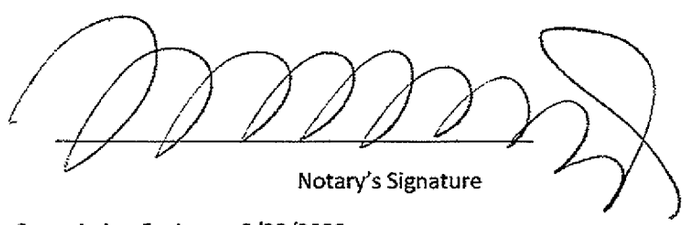


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

