Karen Johnson Davidson County
Batch# 428655 DEEDWARR
06/30/2020 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20200630-0070884

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200527474

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $279,000.00.

Julie Baily
Affiant

Subscribed and sworn to before me, this 25th day of June, 2020.

Carmen Coats
Notary Public
My Commission Expires: _____

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 04-28-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Summer Moltzan	Cardinal Financial Company	Tax Parcel ID No.
101 Goode Court	3701 Arco Corporate Dr. Suite 200	073 10 0 071.00
Nashville TN 37216	Charlotte, NC 28273	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lisa S. Jackson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Summer Moltzan,** _____, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Moss Rose Estates, of record in Book 4860, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Lisa S. Jackson, married woman, by Warranty Deed from Jennifer Vance f/k/a Jennifer Hockett and husband, Kedric Vance, of record in Instrument No. 20150617-0057456, in the Register's Office of Davidson County, Tennessee, dated June 12, 2015 and recorded on June 17, 2015.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Moss Rose Estates, as recorded in Plat Book 4860, Page(s) 112.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5039, Page 359, and amended in Book 5138, Page 645, Book 5311, Page 345 and Book 5910, Page 336.

Easement for Conservation Greenway, recorded in Instrument No. 20030715-0098700.

This is improved property located at 101 Goode Court Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of June, 2020.

Lisa S. Jackson

STATE OF Arizona)
COUNTY OF Maricopa)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lisa S. Jackson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2020.

Notary Public

My Commission Expires: Oct 8, 2021

GINGER WILLIS
Notary Public - Arizona
Maricopa County
My Comm. Expires Oct 8, 2021

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

