Karen Johnson Davidson County
Batch# 440170 DEEDWARR
07/17/2020 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20200717-0079011

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Angela Pearson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF July, 2020.

Notary Public

MY COMMISSION EXPIRES:
4-17-2023 (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Brewer		
(NAME)	(NAME)	
1628 London Gardens Ct.	New owner	151100A19900CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Larnitwa Mattison Wallace and Essex Scott Sr**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James C. Brewer, a married man**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 179, on the Plan of Phase 2, Villages of Long Hunter, of record in Instrument No. 20200515-0059732, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Larnitwa Mattison Wallace, unmarried by virtue of that certain Warranty Deed dated June 16, 2009, and being of record at Instrument No. 20090625-0059028 in the Register's Office of Davidson County, Tennessee.

Larnitwa Mattison Wallace having since married. Essex Scott Sr. joins in this conveyance to convey any and all marital interest in said property.

This conveyance is subject to all easements, restrictive covenants and conditions including those Subdivision Restrictions, Building Lines and Easements of record in Plat Book Instrument No. 20020515-0059732. All matters of record in Book 4446, Page 423, Book 4535, Page 351, Instrument No. 20010531-0056383, 20010531-0056381 and 20020718-0086411. Declaration of Restrictions, Protective Covenants, By-Laws and Easements recorded at Instrument No. 20010531-0056382, 20031111-0164945 and 20041022-0127537. Charter recorded at Instrument No. 20010531-0056381. Easements of record at Instrument No. Book 2338, Page 466, Book 8197, Page 288, Book 9661, Page 919, Instrument No. 20000906-0088272, 20000906-0088271 and 20001030-0107415, in the said Register's Office. In the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1628 London Gardens Ct. Antioch, TN 37013
(unimproved)
(House Number) (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 hand this 17th day of July, 2024.

Larnitwa M. Scott

Larnitwa M. Scott

Essex Scott Sr

Essex Scott Sr.

STATE OF Tennessee
COUNTY OF Davidson

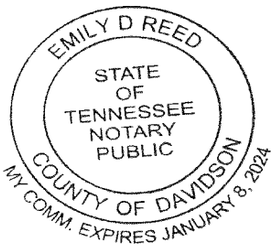
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Larnitwa M. Scott and Essex Scott Sr,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of July, 2024.

Emily D Reed

Notary Public

My Commission Expires: 1/8/2024



True Copy Certification

I, **Jessi Castleman**, 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.

Jessi Castleman

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

Personally appeared before me, **Angela Pearson,** a notary public for this county and state, **Jessi Castleman,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Angela Pearson

My Commission Expires:

