Karen Johnson Davidson County
Batch# 443208 DEEDWARR
07/23/2020 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20200723-0081179

WARRANTY DEED

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF July, 2020.

Notary Public

MY COMMISSION EXPIRES: 12-18-22
(AFFIX SEAL)

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
Okuc Lwangmianga and Elizabeth Costa	US Bank	
(NAME) 3761 Seasons Dr	(NAME) 4810 Frederica St.	150120A08200CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Owensboro KY 42301	
(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, **Marvin L Quarles and Judy Quarles husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Okuc Lwangmianga and Elizabeth Costa husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), 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. 743 on the Plan of Phase IV, Somerset as of record in Book 7900, Page 978 and 979, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Marvin L. Quarles and Judy Quarles by virtue of that certain Warranty Deed dated October 30, 2008, and being of record at Instrument No. 20081110-0111324 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those Subdivision Restrictions, Building Lines and Easements of record in Plat Book 7900, Page 978 and 979. Declaration of Restrictions, Protective Covenants and Easements recorded at Book 7619, Page 647, Book 7657, Page 583, Book 7675, Page 923, Book 8708, Page 630 and Instrument No. 20060405-0039162. Charter Recorded at Book 7661, Page 37. By-Laws of record in Book 7619, Page 679 and Instrument No. 20090513-0044145, located 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.

unimproved
This is improved x property, known as 3761 Seasons Dr. Antioch, TN 37013
(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 21st day of July, 2020.

Marvin L Quarles

Marvin L Quarles

Judy Quarles

Judy Quarles

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Marvin L Quarles and Judy Quarles**, 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 21st day of July, 2020.

Emily D Reed

Notary Public

My Commission Expires: 1/8/2024

EMILY D REED
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 8, 2024

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY