Karen Johnson Davidson County
Batch# 464657 DEEDWARR
08/26/2020 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $395.90
20200826-0096741

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Patricia Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF Aug., 2020.

Notary Public

MY COMMISSION EXPIRES: 7-5-21
(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
MP Home Solutions Pro Inc	Owners at Owner's address	
(NAME) 1421 Tempany Court	(NAME)	15007019200
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(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, **Tanuverne Williams, a married woman,** HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MP Home Solutions Pro, Inc.,** HEREINAFTER CALLED THE GRANTEE, IT'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 169 ON THE PLAN OF THE COUNTRY SECTION 5, AS OF RECORD IN BOOK 5200, PAGE 271 AND 272, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 169 FRONTS 34.55 FEET ON THE NORTHERLY MARGIN OF COUNTRY MEADOW COURT AND EXTENDS BACK 119.2 FEET ON THE EASTERLY LINE AND 178.24 FEET ON THE WESTERLY LINE TO A BROKEN LINE IN THE REAR MEASURING 167.40 FEET THEREON.

Being the same property conveyed to Tanuverne Williams, by virtue of that certain Quit Claim Deed dated April 17, 2020, and being of record at Instrument No. 20200427-0043888 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to William H. Buchanan, Jr. and Lashannon R. Buchanan by virtue of Special Warranty Deed dated December 16, 2009 at Instrument No. 20091027-0098863 in the said Register's Office.

Being the same property conveyed to Tanuverne Williams by Corrective Quit Claim Deed of record in Instrument Number _202008260096740____.

Seller warrants that this property is not her primary residence and that said property was used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 5200, Page 271-272, 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 629 Country Meadow Ct. 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 25th day of August, 2020.

Tanuverne Williams

STATE OF TN
COUNTY OF Davidson

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

WITNESS my hand and official seal at office this 25th day of August, 2020.

Notary Public

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21