Karen Johnson Davidson County
Batch# 464824 DEEDWARR
08/26/2020 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,431.90
20200826-0096967

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,000.00.

Jennifer A Hoffman
Affiant

ALLISON M NOBLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES JUNE 19, 2023

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2020.

Allison M. Noble
Notary Public
MY COMMISSION EXPIRES: 6/19/2023
File No. G20-9804

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cordiero Robert Laster and Rosalind Eloise Laster (NAME) 4009 Kennedy Ave (STREET ADDRESS) Nashville, TN 37216 (CITY) (STATE) (ZIP)	Pinnacle Bank (NAME) 150 3rd Ave. S. Ste 1000 (STREET ADDRESS) Nashville, TN 37201 (CITY) (STATE) (ZIP)	061-16-0-365

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Shannon D. Parsons Carter, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cordiero Robert Laster, an unmarried man and Rosalind Eloise Laster, an unmarried woman, as joint tenants with rights of survivorship**, HEREINAFTER CALLED THE GRANTEES, 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. 1 on the Plan of Curtis Stewart Lots, of record in Plat Book 8250, Page 297, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Adolph M. Parsons and wife, Shannon D. Parsons, by Deed dated December 27, 1994, recorded December 30, 1994, in Book 9559, Page 309, in the Official Records of Davidson County, Tennessee. The said Adolph M. Parsons died November 6, 1999 leaving Shannon D. Parsons as tenant by the entirety.

The said Shannon D. Parsons having since married and is now known as and Shannon D. Parsons Carter. Jackie Carter joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly his marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 8250, Page 297, Register's Office for Davidson County, Tennessee.
2. Easement for Sanitary Sewer/Storm Drainage of record in Book 4286, Page 776, Register's Office for said County.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4009 Kennedy Avenue, Nashville, TN 37216.

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. Whenever 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/our hand(s) this 20th day of August, 2020.

x _____
Shannon D. Parsons Carter

x _____
Jackie Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of August, 2020, before me personally appeared Shannon D. Parsons Carter and Jackie Carter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of August, 2020.

_____
Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Jennifer Hoffman, 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.

Jennifer A Hoffman
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Patti Robitaille, a notary public for this county and state, Jennifer HOFFMAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti Robitaille
Notary's Signature

My Commission Expires: 3/1/2023
Notary' Seal (if on paper)

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY