Karen Johnson Davidson County
Batch# 467245 DEEDWARR
08/31/2020 02:50:16 PM 2 pgs
Fees: $13.00 Taxes: $1,350.13
20200831-0098724

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-8524-RR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $364,900.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/09/2024

Subscribed and sworn to before me, this the 27th day of August, 2020.

Notary Public
My Commission Expires: 7/9/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sydika McKissic 628 Copper Ridge Trail Cane Ridge, TN 37013	Bank of England 5 Statehouse Plaza, Ste 500 Little Rock, AR 72201	173-04-0A-249.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Lamar D. Houston, Sr. and Nikita L. Jones-Houston, Individually and as Trustees of The Lamar D. Houston, Sr. and Nikita L. Jones-Houston Joint Living Trust dated January 20, 2015**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sydika McKissic, a single woman**, hereinafter called the Grantee, their 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. 378 on the Plan of Phase Two, Oak Highlands, a Planned Unit Development of record in Plat at Instrument No. 19991213-0302267, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Lamar D. Houston, Sr and Nikita L. Jones-Houston Joint Living Trust, Lamar D. Houston, Sr and Nikita L. Jones-Houston, Trustee by Warranty deed from Lamar D. Houston and Nikita Houston, husband and wife of record in Instrument No. 20150220-0014654 Register's Office for Davidson County, Tennessee, dated February 20, 2015 and recorded on February 20, 2015.

And

A 100 percent interest in all oil, gas, and other minerals, including clay, coal, sand and scoria owned by the estate, as reserved by Lamar D. Houston and Nikita Houston, husband and wife in that certain Warranty Deed of record in Instrument No. 20150220-0014654 Register's Office for Davidson County, Tennessee, dated February 20, 2015 and recorded on February 20, 2015.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MSB 1RES 20628

Being the same property conveyed to Lamar D. Houston and wife, Nikita Houston by Warranty deed from Yazdian Construction, Inc., a Tennessee corporation of record in Instrument No. 20010823-0091153 Register's Office for Davidson County, Tennessee, dated August 06, 2001 and recorded on August 23, 2001.

This is improved property located at: **628 Copper Ridge Trail, Nashville, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of August, 2020.

GRANTOR:

The Lamar D. Houston, Sr. and Nikita L. Jones-Houston Joint Living Trust dated January 20, 2015

By: _____
Lamar D. Houston, Sr., as Trustee and as an Individual

By: _____
Nikita L. Jones-Houston, as Trustee and as an Individual

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lamar D. Houston, Sr., Trustee and Nikita L. Jones-Houston, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Trustees of The Lamar D. Houston, Sr. and Nikita L. Jones-Houston Joint Living Trust dated January 20, 2015, the maker, and are authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of August, 2020.

JOANN CANNON
COMM. # 2172808
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Exp. Dec. 17, 2020

JoAnn Cannon
Notary Public
My Commission expires: 12/17/2020

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lamar D. Houston, Sr. and Nikita L. Jones-Houston, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of August, 2020.

JOANN CANNON
COMM. # 2172808
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Exp. Dec. 17, 2020

JoAnn Cannon
Notary Public
My Commission expires: 12/17/2020