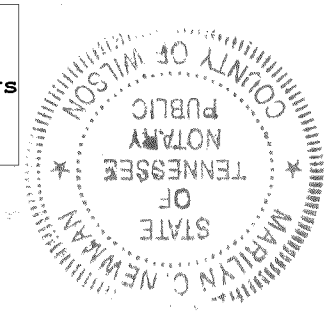
WARRANTY DEED

Karen Johnson Davidson County
Batch# 476487 DEEDWARR
09/16/2020 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20200916-0105707



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jarrett Family Revocable Living Trust	Jarrett Family Revocable Living Trust	108080D008.00
(NAME) 1210 Quail Road	(NAME) 1210 Quail Road	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Yolonda Keel, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jason Eddie Jarrett and Lindi Holmes Jarrett, Co-Trustees of The Jarrett Family Revocable Living Trust**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in condominium apartment in Davidson County, Tennessee, described as follows: Unit 8, Lot No. 16, in a Horizontal Property Regime as shown on the Condominium Site Plan, Phase 4, Lots 16, 17, 18, 77, 78 & 79 of Section Two, Quail Valley as of record in Plat Book 5800, Pages 69 and 70, Master Deed of record in Book 5884, Page 534 and Book 5903, Page 149, Amended to Master Deed of record in Book 6081, Page 130, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Yolanda Keel, unmarried woman by Warranty Deed from Roy Harris, unmarried man, dated 08/25/2017 and recorded 08/29/2017, of record in Instrument 201708290088887, and Scrivener's Affidavit of record in Instrument 201711290121488, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2020 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 5200, Page 383, in the Register's Office for Davidson County, Tennessee; All matters shown on the plat of record in Plat Book 5800, Page 69, and Book 5800, Page 70, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 5753, Page 562, re-record in Book 6003, Page 212, and Amendment recorded in Book 5955, Page 703, Deed Restrictions contained in Warranty Deed of record in Book 4800, Page 254, Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 5884, Page 534, Amendment to Master Deed of record in Book 6081, Page 130, Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 5903, Page 149, Register's Office for Davidson County, Tennessee; HOA contained in Warranty Deed of record in of record in Book 5937, Page 475, Register's Office for Davidson County, Tennessee; Articles of Amendment to the Charter of Quail Valley Homeowner's Association, Inc of record in Book 6371, Page 105, Register's Office for Davidson

County, Tennessee; Charter of Quail Valley Homeowner's Association, Inc of record in Book 7872, Page 35, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1210 Quail Road, Nashville, TN 37214

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 14th day of September, 2020.

Yolonda Keel

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Yolonda Keel, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of September, 2020.

Notary Public:
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom

Notary Public

My Commission Expires: 9-16-2020

