This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-8648-DJ

Karen Johnson Davidson County
Batch# 476883 DEEDWARR
09/16/2020 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $976.80
20200916-0105722

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$264,000.00~~.

Affiant

Subscribed and sworn to before me, this the 15th day of September, 2020.

Notary Public
My Commission Expires: 10-26-27

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jennifer Marie Grissom and Dalton Reeves 105 Cedar Ash Court Antioch, TN 37013	New Owner "Same"	164-13-0-001

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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jasmine Fuller, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jennifer Marie Grissom and Dalton Reeves, a married couple**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 285, Final Plat, Section One, Asheford Crossing, according to survey and plat of same appearing of record in Book 7900, page 937, in the Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property vested in Jasmine Fuller by Final Decree of Absolute Divorce from Wade Wilkins, dated May 31, 2018, recorded September 26, 2018, of record in Instrument No. 20180926-0095474, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Wade Wilkins and Jasmine Fuller, husband and wife by Warranty Deed from Carlos Enrique Torres, a single man, dated November 29, 2016, recorded December 1, 2016, of record in Instrument No. 20161201-0126040, said Register's Office.

This is improved property located at: **105 Cedar Ash Court, Antioch, 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 15th day of September, 2020.

GRANTOR:

Jasmine Fuller

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jasmine Fuller, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of September, 2020.



Notary Public
My Commission expires: NOV 0 8 2021

202009160105722

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).