Karen Johnson Davidson County
Batch# 478225 DEEDWARR
09/18/2020 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20200918-0106959

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Tamara Milford and Martarious Brooks 1124 White Mountain Lane Nashville, TN 37013	Tamara Milford and Martarious Brooks 1124 White Mountain Lane Nashville, TN 37013	135-14-0A-026.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael Anderson, as his sole and separate property**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tamara Milford and Martarious Brooks, tenants in common with rights of survivorship**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Final Plat - Phase Two, Pinnacle Point Subdivision, of record in Plat Book 6900. Page (s) 140 and 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This is the same legal description as the previous conveyance.

Being the same property conveyed to Matthew J. Anderson, Esq., Trustee of The 1124 White Mountain Lane Trust dated August 6, 2020, by Warranty Deed from Alfred Patrick Perratta, a single man, of record in Instrument No. 20200807-0088020, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Anderson by Quitclaim Deed from Matthew J. Anderson, Esq., Trustee of The 1124 White Mountain Lane Trust dated August 6, 2020, of record in Instrument No. 202009180106958, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 1124 White Mountain Lane, Antioch, TN 37013.

This conveyance is subject to: (1) any and all easements and restrictions of record; (2) all matters of record in Instrument No. 20150625-0061119, and Instrument No. 20200807-0088021; and (3) taxes for 2020 and subsequent years, liens not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of September, 2020.

_____(SEAL)
Michael Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of September, 2020, before me personally appeared Michael Anderson, 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 17th day of September, 2020.

Taylor Anderson
Notary Signature
My commission expires:

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $349,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Taylor Anderson
(Affiant)

Sworn to and subscribed before me this
17th day of September, 2020.

Claire H Jenkins
Notary Public
My commission expires: 10/2/23
File No. 2020-264

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Matthew Anderson, 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, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

