Karen Johnson Davidson County
Batch# 491582 DEEDWARR
10/07/2020 01:40:30 PM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20201007-0116506

Prepared by:
Security Title & Escrow Company, LLC
1517 Hatcher Ln.
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Dennis Carter, David Carter, Daniel Carter and Charisse Carter, Executrix of the Rosalee Carter Estate, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Oheneba K. Fosu, unmarried and Ernestina Gyam Fuah, unmarried, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY has bargained and sold and does hereby transfer and convey unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee, being Lot No. 164, Long Hunter Chase Subdivision, Phase 2, Section 1, of record in Plat Book 7900, Page 763 & 764, Register`s Office of Davidson County, Tennessee.

Being the same property conveyed to Billy V. Carter and Rosalee Carter by deed dated August 9, 1999, of record in Book 11707, Page 953, Register`s Office of Davidson County, Tennessee. The said Billy V. Carter now being deceased as of April 8, 2020 and Rosa Lee Carter being deceased as of June 19, 2020 leaving Dennis Carter, David Carter and Daniel Carter as the sole surviving heirs at law. See Probate File #20P1232.

Map/Parcel 151-09-A-164

Property Address: 4329 Cambridge Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate in fee simple, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in Davidson County, Tennessee Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the

30 day of September, 2020.

Dennis Carter

David Carter

Daniel Carter

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, Dennis Carter, David Carter and Daniel Carter, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30 day of **September, 2020.**

Notary Public

My commission expires:
February 28, 2022

KIM SWANNER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 2-28-2022

Charisee Carter, Executrix

~~Charisee~~ Carter, Executrix of the Rosalee Carter Estate

Charisse CC

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, Charisee Carter, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the Rosalee Carter Estate and is authorized by the makers to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this the 30 day of September, 2020.

Notary Public

KIM SWANNER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 2-28-2022

My commission expires:
February 28, 2002

STATE OF TENNESSEE
COUNTY OF Rutherford

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $275,000.00.

Affiant

Subscribed and sworn to before me, this 30 day of September, 2020.

My commission expires:
4-16-2022

Notary Public

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022

NEW PROPERTY OWNER:

Oheneba K. Fosu & Ernestina Gyam Fuah

4329 Cambridge Drive

Antioch, Tennessee 37013

PERSON RESPONSIBLE FOR TAXES:

New Owner

True Copy Certification

I, Ashley Morgan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the 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 Rutherford

Personally appeared before me, Shelly M. Walling, a notary public for this county and state, Ashley Morgan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 04-16-2022

