WARRANTY DEED

Karen Johnson Davidson County
Batch# 502957 DEEDWARR
10/29/2020 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20201029-0125521

KAREN E TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES DECEMBER 20, 2020

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gabrielle Bianca Dumais	Gardner Financial Services, Ltd. dba Legacy Mutual Mortgage	Parcel ID: 052 01 0 089.00
(NAME) 304 Harrington Avenue	(NAME) 3503 Paesanos Parkway	
(ADDRESS) Madison, TN 37115	(ADDRESS) San Antonio, TX 78231-1225	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sterling Watson Investments, LLC, an Alabama Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gabrielle Bianca Dumais, an unmarried woman**, hereinafter called the Grantees, 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. 31 of Block "A" on the Plan of Crittenden Estates Subdivision of record in Book 974, Page 69, 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 Sterling Watson Investment, LLC, an Alabama limited liability company by Warranty Deed from Charles E. Webster and Shelbie F. Webster, as tenants in common with full rights of survivorship of record in Instrument No. 20200715-0077667, in the Register's Office of Davidson County, Tennessee, dated July 10, 2020 and recorded on July 15, 2020.

Being the same property conveyed to Charles E. Webster and Shelbie F. Webster, as tenants in common with full rights of survivorship by Warranty Deed from Farrah K. Jeter, an unmarried woman of record in Instrument No. 20160603-0055893, in the Register's Office of Davidson County, Tennessee, dated May 31, 2016 and recorded on June 3, 2016.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 304 Harrington Avenue, Madison, TN 37115

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. 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.

Witness our hands this 20th day of October, 2020

Sterling Watson Investment LLC

BY: _____

Jorge E. Kuzmicic, member

STATE OF TENNESSEE

COUNTY OF ~~RUTHERFORD~~ DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named, **Jorge E. Kuzmicic,** whom I am personally acquainted and upon his oath acknowledged himself to be a **member** and that he executed the foregoing instrument for the purpose therein contained by signing on behalf of **Sterling Watson Investment LLC.**

WITNESS my hand and official seal at ~~Murfreesboro~~ Nashville, Tennessee this 20th day of October, 2020..

_____

NOTARY

MY COMMISSION EXPIRES: 07/09/2022

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY