This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9296-RR

STATE OF TENNESSEE
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 509399 DEEDWARR
11/05/2020 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $636.22
20201105-0129959

The actual consideration or value, whichever is greater, for this transfer is $171,950.00.

Madeline Deity
Affiant

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 3rd day of November, 2020.

Notary Public
My Commission Expires: 1/3/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Carol L. Johnson 1382 Rural Hill Road, #170 Nashville, TN 37013	Broker Solutions Inc. DBA New American Funding And or it's Warehouse Lender 14511 Myford Road 100 Tustin, CA 92780	163-02-0C-057.00-CO

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/we, **Lamar D. Houston, Sr. and Nikita L. Jones-Houston, Individually and as Trustees of The Lamar D. Houston, Sr. and Nikita L. Jones-Houston Joint Living Trust dated January 20, 2015**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Carol L. Johnson, an unmarried woman,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 57, Unit No. 170 as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime With Private Elements, of record in Instrument 20060404- 0038533, and amended in Instrument 20060419-0045063, and in Instrument No. 20061115-0141803, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit. The description is the same as the previous Deed of record.

Being the same property conveyed to Lamar D. Houston and Nikita L. Houston, husband and wife by Special Warranty deed from Newmark Homes, LP., a Texas limited partnership,

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 24th day of October, 2020.

GRANTOR:

The Lamar D. Houston, Sr. and Nikita L. Jones-Houston Joint Living Trust dated January 20, 2015

By: _____
Lamar D. Houston, Sr., Trustee

By: _____
Nikita L. Jones-Houston, Trustee

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lamar D. Houston, Sr., Trustee and Nikita L. Jones-Houston, Trustee 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 is the Trustee of Lamar D. Houston, Sr. and Nikita L. Jones-Houston, Trustees of The Lamar D. Houston, Sr. and Nikita L. Jones-Houston Joint Living Trust dated January 20, 2015, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of October, 2020.

JOANN CANNON
COMM. # 2172808
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. DEC. 17, 2020

_____
Notary Public
My Commission expires: 12/17/2020

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lamar D. Houston, Sr. and Nikita L. Jones-Houston, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of October , 2020.

JOANN CANNON
COMM. # 2172808
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. DEC. 17, 2020

_____
Notary Public
My Commission expires: 12/17/2020

202011050129959

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

