Karen Johnson Davidson County
Batch# 514200 DEEDWARR
11/10/2020 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20201110-0132848

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is 140,000.00

Larrice Carter
Affiant - Larrice Carter

Affiant -

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of November, 2020

Notary Public

MY COMMISSION EXPIRES: March 6, 2024

TAMIKA M. WHITE
SEAL STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 6, 2024

THIS INSTRUMENT WAS PREPARED BY
Freibert & Mattingly Title Group, LLC, 800 Lily Creek Road, Suite 102, Louisville, KY 40243

Shaun R. Freebert Co-owner

ADDRESS NEW OWNERS AS FOLLOWS	**SEND TAX BILLS TO**	**MAP-PARCEL NUMBERS**
Larrice Carter	Larrice Carter	060 13 0 105.00
2701 Combs Drive	2701 Combs Drive	Nashville, TN 37207
Nashville, TN 37207		

WARRANTY DEED

THIS INDENTURE, made and entered into this 2nd day of November, 2020, by and between Eula Daniels, an unmarried woman, joined by her spouse, Jackie G. Daniels parties of the first part, and Larrice Carter, an unmarried woman, parties of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said parties of the second part, their heirs and assigns, the following described real estate, located in Davidson County, TN as follows:

Lying and being in the Sixteenth (16th) Civil District of Davidson County, TN, as follows:

Land in Davidson county, Tennessee, being Lot No. 94 on the Plan of Trinity Hills Village, Section One, Second Addition, as of record in Book 4175, page 79, Register's Office for said County.
Said Lot No. 94 fronts 56.0 feet on the northerly margin of Combs Drive and extends back 132.1 feet on the easterly line and 134.8 feet on the westerly line to a dead line in the rear which measures 45.8 feet thereon.
BEING the same property conveyed to Willie H. Butler and wife, Betty L. Butler, by Deed dated September 10, 1970, recorded September 15, 1970, in Deed Book 4445, Page 546, in the Office of the Clerk of Davidson County, Tennessee.
THEREAFTER, being the same property conveyed to Eula Daniels, by Quitclaim Deed dated March 15, 2018, recorded March 16, 2018, in Instrument No. 20180316-0024967, and Quitclaim Deed dated November 8, 2018, recorded November 8, 2018, in Instrument No. 20181108-0110771, all in the Office aforesaid.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second party, their heirs, successors and assigns in fee simple forever.

And the said parties of the first part do hereby covenant with the said parties of the second part that they are lawfully seized in fee to the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

WITNESS the signatures of the said parties of the first part this 2nd day of November, 2020

Eula Daniels
Party of First Part

Jackie G. Daniels
Party of First Part

STATE OF Tennessee
COUNTY OF Davidson

and Spouse Jackie G. Daniels

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Eula Daniels, an unmarried woman to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal this 2nd day ~~of November~~, 2020

Notary Public
My Commission Expires: March 6, 2024

TAMIKA M. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 6, 2024

TRUE COPY CERTIFICATION

I, DENNIS MATTINGLY, 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.

Dennis Mattingly

STATE OF KENTUCKY
COUNTY OF JEFFERSON/STATE AT LARGE
Personally, appeared before me, Sheila R. Denton, a notary public for this county and state, Dennis Mattingly who acknowledges that this certification of an electronic document is true and corrected and whose signature I have witnessed.

Sheila R. Denton

Sheila R. Denton

My Commission Expires 12/09/2022
Notary Seal

Sheila R. Denton
Notary Public, ID No. 612536
State at Large, Kentucky
My Commission Expires on Dec. 9, 2022