Karen Johnson Davidson County
Batch# 518355 DEEDWARR
11/18/2020 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $860.25
20201118-0135977

Prepared by and Return to:
Summit Title Company, LLC
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 232,500.00

Affiant

Subscribed and Sworn before me this 13th day of November , 2020.

Notary Public
My commission expires: 8/27/22

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Matthew Barnes 2736 Airwood Drive, Nashville, TN 37214	The same	095-12-0A-203.00 CO

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, **Jennifer Nicholson, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Matthew Barnes, unmarried,** "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 29, on the Final Plat, Phase Two, Lakeland, Section Two of record in Plat Book 7900, Page 103, Register'e Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Matthew T. King and wife, Denise P. King by deed from Gil Smith d/b/a Precision Homes, filed of record in Book 9747, page 616, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer Nicholson by Warranty Deed date 03/29/1999 from Matthew T. King and wife, Denise P. King and recorded on 04/07/1999 in Book 11421, page 701 Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 2736 Airwood Drive Nashville TN 37214

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.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 13th day of November, 2020

Jennifer Nicholson

STATE OF Arizona

COUNTY OF Pima

Personally appeared before me, the undersigned, a notary public in and for said county and state, Jennifer Nicholson, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 12 day of November, 2020.

Notary Signature

My commission expires: Dec 26, 2022

MARINA ANGEL
NOTARY PUBLIC - ARIZONA
Pima County
Commission # 558407
My Commission Expires
December 26, 2022

Copy Acknowledgement

I, Jami K. Averwater, 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.

Jami K. Averwater

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for this county and state, Jami K. Averwater, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 8/27/22

