Karen Johnson Davidson County
Batch# 520937 DEEDWARR
11/24/2020 03:58:30 PM 8 pgs
Fees: $43.00 Taxes: $984.71
20201124-0138126

**This Instrument Prepared By:**
National Signing Solutions, Inc.
25400 US Hwy 19 North
Suite 135
Clearwater, FL 33763

**Return to After Recording:**
Meridian National Title
25400 US Hwy 19 North
Suite 135
Clearwater, FL 33763
Reference Number: M-TN606722

# WARRANTY DEED

THIS INDENTURE, made this 16th day of October, 2020, between **JENNIFER GIDDENS A/K/A JENNIFER MILEA GIDDENS, A MARRIED WOMAN, AND CHRISTOPHER T. FAIR, A MARRIED MAN, AND JEFFREY MARCELLUS FAIR, A MARRIED MAN,** of 212 Burgandy Hill Rd, Nashville, TN 37211 hereinafter referred to as Grantor, and **JENNIFER GIDDENS**, of 212 Burgandy Hill Rd, Nashville, TN 37211 hereinafter referred to as Grantees.

WITNESSETH: That said Grantor, for and in consideration of the sum of TWO HUNDRED SIXTY SIX THOUSAND, ONE HUNDRED THIRTY NINE AND NO/100 DOLLARS ($266,139.00), and for other good and valuable consideration in hand paid by Grantees, the receipt of which is acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell, and convey unto said Grantees, the following described premises in the County of Davidson, State of Tennessee:

This property is subject to all applicable easements, building setback lines and restrictions of record, in Davidson County, Tennessee.

TOGETHER with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD the premises to the Grantees, and Grantees' heirs, administrators, successors and assigns forever.

And the Grantor, and for Grantor's heirs, representatives, successors, executors, administrators and assigns, does hereby covenant with the said Grantees, Grantees' heirs, administrators, successors and assigns, that it is lawfully seized in fee simple of the premises herein conveyed and has full power, authority and right to convey the same; that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever, and that said premises are free from all encumbrances except the property taxes for the current year, which are to be prorated between the parties hereto and which Grantees herein assumes and agrees to pay.

And the Grantor, and for Grantor's heirs, representatives, successors, executors, administrators and assigns, does hereby covenant with the said Grantees, Grantees' heirs, administrators, successors and assigns, that it is lawfully seized in fee simple of the premises herein conveyed and has full power, authority and right to convey the same; that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever, and that said premises are free from all encumbrances except the property taxes for the current year, which are to be prorated between the parties hereto and which Grantees herein assumes and agrees to pay.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**This Deed was made without the benefit of a title search or opinion, and the preparer of this Deed makes no representation as to the status of the title of the herein described property. The description was provided to the preparer of this deed, and preparer makes no warranty or representation as the accuracy of said description. The preparer of this deed did not participate in the financial closing of this transaction.**

WITNESS the hand and seal of said Grantor the day and year above written.

J Giddens
JENNIFER GIDDENS
A/K/A JENNIFER MILEA GIDDENS

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
COUNTY OF Los Angeles

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, JENNIFER GIDDENS A/K/A JENNIFER MILEA GIDDENS, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within General Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal.

Notary Public
Printed Name: _____
My Commission Expires: _____
Affiant ____Known ____Unknown
ID Produced _____

(Seal)

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles )

On 10/16/2020 before me, Venkata SR Dondeti
Notary Public. (insert name and title of the officer)

personally appeared JENNIFER GIDDENS,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

VENKATA SR DONDETI
COMM. # 2264139
NOTARY PUBLIC-CALIFORNIA
VENTURA COUNTY
My Comm. Expires OCTOBER 25, 2022

Signature _____ (Seal)

Clear Form Print Form

WITNESS the hand and seal of said Grantor the day and year above written.

CHRISTOPHER T. FAIR

STATE OF Florida
COUNTY OF Miami Dade

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, CHRISTOPHER T. FAIR, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within General Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal.

Notary Public
Printed Name: Carl Thame
My Commission Expires: May 26, 2023
Affiant ____ Known ✓ Unknown
ID Produced Passport

CARL THAME
MY COMMISSION # GG 328978
EXPIRES: May 26, 2023
Bonded Thru Notary Public Underwriters

(Seal)

WITNESS the hand and seal of said Grantor the day and year above written.

JEFFREY MARCELLUS FAIR

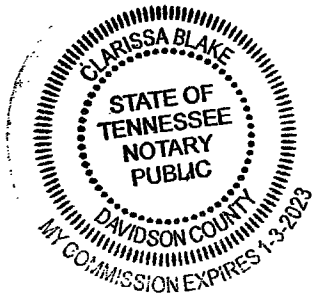
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, JEFFREY MARCELLUS FAIR, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within General Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal.

Notary Public
Printed Name: CLARISSA BLAKE
My Commission Expires: JAN. 3, 2023
Affiant ____ Known X Unknown
ID Produced DRIVER LICENSE

(Seal)



VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 266,139.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Subscribed and sworn to before me this 16TH day of OCTOBER, 2020 by JEFFREY MARCELLUS FAIR

Notary Public
Commission Expires JAN 13, 2023

**Responsible Taxpayers and Owners:**
Jennifer Giddens

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

# EXHIBIT "A"

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. 63, on the Plan of Section Nine, Bradford Hills R-15 Residential P.U.D. of record in Book 7900, Page 6 as amended in Book 7900, Page 414, said Register's Office, to which plan reference is hereby made for a more complete description of the property.

Being that same property conveyed to Jennifer Giddens a/k/a Jennifer Milea Giddens, a married woman, and Christopher T Fair, a married man, Jeffrey Marcellus Fair, a married man as heirs to the estate of Carolyn Fair by Deed from David A. Heard and wife, Terri L. Heard dated June 11, 1997 and recorded June 18, 1997 in Book 10497, Page 314 in the Office of the Register of Deeds in and for Davidson County, Tennessee.

Commonly Known As: 212 Burgandy Hill Rd, Nashville, TN 37211

Parcel ID: 172-12-0A-165.00

## True Copy Certification

I, *Darell Near*, 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 Florida

County of Pinellas

Personally appeared before me, Ashlee Berry, a notary public for this county and state, *Darell Near*, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ASHLEE BERRY
Notary Public-State of Florida
Commission # GG 093924
My Commission Expires
May 09, 2021

Notary Signature

My Commission Expires: 5-9-21

Notary Seal (if on paper)