BOY 36
(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS~~ THE 4TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 9/7/2021
(AFFIX SEAL)

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ciarra C. Carter	SAME AS NEW OWNER	Parcel ID: 163-16-0A-093.00-CO
(NAME) 5538 Cedar Ash Crossing	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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, **Karina S. Houston, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ciarra C. Carter, a single 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:

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:

Being Unit No. 213 on the Plan of Phase Two, Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument No. 2005-0609-0066104 - Exhibit "A-1", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Karina S. Houston, an unmarried woman By Warranty Deed from Centex Homes, a Nevada General Partnership dated 02/13/07 recorded 02/15/07, of record in Instrument Number: 20070215-0019442, Register's Office for Davidson County, TN.

Karen Johnson Davidson County
Batch# 525021 **DEEDWARR**
12/07/2020 10:50:53 AM 2 pgs
Fees: $13.00 Taxes: $714.10

20201207-0141601

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 5538 Cedar Ash Crossing, Antioch, TN 37013

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 4 day of December, 2020

Karina S. Houston

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Karina S. Houston, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of December, 2020.

Notary Public

My Commission Expires: 7-17-24

(SEAL)

DAVID R. A. ROEIGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY