Karen Johnson Davidson County
Batch# 535821 DEEDWARR
12/16/2020 11:49:53 AM 2 pgs
Fees: $13.00 Taxes: $906.50
20201216-0148597

THIS INSTRUMENT PREPARED BY:
TREADWAYLEGAL
800 Market Street, Suite 200
Chattanooga, Tennessee 37402

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
Jordan Omens & Susan A. Omens 3756 Pioneer Place San Diego, CA 92103	**Jordan Omens & Susan A. Omens 3756 Pioneer Place San Diego, CA 92103**	**033-14-0-076.00**

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED AND FOURTY-FIVE THOUSAND DOLLARS ($245,00.00) DOLLARS**, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERRI DAVIS, A SINGLE WOMAN AND PAULA RAPER, A SINGLE WOMAN , hereinafter the Grantors,** have this day bargained and sold, and do hereby transfer and convey unto the said **JORDAN OMENS and wife, SUSAN A. OMENS, hereinafter Grantees**, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 101, as shown on the map entitled Pleasant Hill Addition, of record in Book 3300, Page 7, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Paul J. Hunter and wife, Myra H. Hunter, by deed from Grace Keith, of record in Book 4247, Page 518, dated June 28, 1968, said Register's Office.

Paul J. Hunter conveyed his interest in said property to Myra H. Hunter, by Quitclaim Deed of record in Book 6754, Page 923, dated January 2, 1986, said Register's Office.

Myra H. Hunter died on or about July 12, 2020, leaving Terri Davis and Paula Raper as her only heirs at law. For further reference, see Affidavits of Heirship of record as Instrument Nos. 20120511-0040985 and 20125011-0040986, said Register's Office.

This property is also known as improved property located at 820 Nella Drive, Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF HAMILTON
The actual consideration or value whichever is greater, for this transfer is $245,000.00

Subscribed and sworn to before me,
this 10 th of December 2020.

Affiant

My Commission Expires: 5/9/2024

Notary Public

PATRICIA B EDISON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging to the Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 17th day of November 2020.

Terri Davis

Paula Raper by Terri Davis Attorney in fact

Paula Raper, by Terri Davis, Attorney-in-Fact

State of Tennessee
County of Davidson

Personally appeared before me, Terri Davis, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Managing Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of November 2020.

GREGG S. STREADWAY STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY My Commission Expires 05-08-2023

Notary's Signature My Commission Expires 5/8/2023

State of Tennessee
County of Davidson

Personally appeared before me, Terri Davis, Attorney in Fact for Paula Raper, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of November, 2020.

GREGG S. STREADWAY STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY My Commission Expires 05-08-2023

Notary's Signature My Commission Expires 5/8/2023