Karen Johnson Davidson County
Batch# 537050 DEEDQC
12/17/2020 11:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201217-0149392

Commitment Number: 20-10-146

After Recording Return To:
TerraTitle, LLC, 6718 Loop Road, Centerville, Ohio 45459

This Instrument Prepared By:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170

Send Tax Statements To Grantees:
Joshua Jernigan and Lakota G. Jernigan, 607 Truxton Drive, Nashville, Tennessee 37214

Parcel Identification Number: 096 11 0 137.00

SURVIVORSHIP DEED

This is a Survivorship Deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

LAKOTA GORDON now known as LAKOTA G. JERNIGAN, a married woman, hereinafter Grantor, of Davidson County, Tennessee, without consideration paid, grants and quitclaims to **JOSHUA JERNIGAN and LAKOTA G. JERNIGAN,** husband and wife, hereinafter Grantees, for their joint lives, remainder to the survivor of them, their heirs and assigns forever, and whose mailing address is 607 Truxton Drive, Nashville, Tennessee 37214, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SITUATE IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE:

BEING LOT NUMBER SIXTY SEVEN (67) ON THE PLAN OF HICKORY BEND, SECTION 1, AS OF RECORD IN BOOK 3300, PAGE 38, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HERE MADE FOR A COMPLETE DESCRIPTION THEREOF.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

COMMONLY KNOWN AS: 607 TRUXTON DRIVE, NASHVILLE, TENNESSEE 37214

PARCEL NUMBER: 096 11 0 137.00

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable. The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Prior instrument references: 20061003-0122359, 20090930-0090901, and 20180126-0008323

Executed by the undersigned on December 4, 2020:

Lakota Gordon now known as
Lakota G. Jernigan

LAKOTA GORDON
now known as
LAKOTA G. JERNIGAN

STATE OF TENNESSEE,
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 4, 2020, by **LAKOTA GORDON now known as LAKOTA G. JERNIGAN,** a married woman, who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that her signature was her free and voluntary act for the purposes set forth in this instrument.

DOTTY J HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Dotty J. Harper
NOTARY PUBLIC

Maximum principal indebtedness for Tennessee recording tax purposes is $0.00.

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Executed by the undersigned on December 4, 2020:

AFFIANT

LakotaG Jernigan
PRINT NAME

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 4, 2020, by Lakota G. Jernigan, who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that their signature was their free and voluntary act for the purposes set forth in this instrument.

DOTTY J HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Dotty J. Harper
NOTARY PUBLIC

TRUE COPY CERTIFICATION

I, **ANGELA L. WARD**, Vice President of TerraTitle, LLC, do hereby make oath that I am the custodian of the original 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.

ANGELA L. WARD VP
TERRATITLE, LLC

State of Ohio }
}
County of Montgomery }

The foregoing instrument is acknowledged before me, **DEBRA ROBINSON, NOTARY PUBLIC**, on ~~March~~ 12.04, 2020, by **ANGELA L. WARD, VICE PRESIDENT OF TERRATITLE, LLC**, who is personally known to me, and the aforementioned person further acknowledges that her signature is her free and voluntary act for the purposes set forth in this instrument.

DEBRA ROBINSON
NOTARY PUBLIC
COMMISSION EXPIRES JANUARY 14, 2025

NOTARIAL SEAL
STATE OF OHIO

DEBRA ROBINSON
Notary Public, State of Ohio
My Commission Expires:
1/14/2025