Karen Johnson Davidson County
Batch# 541984 DEEDWARR
12/23/2020 01:27:05 PM 2 pgs
Fees: $13.00 Taxes: $1,076.70
20201223-0153038

Prepared by:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
877 Seven Oaks Blvd, Ste 590
Smyrna, TN 37167
File No.0720-20

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,000.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of December, 2020

_____
Notary Public
My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

| Address of New Owner | Send Tax Bills To: | |
|---|---|---|
| Inita Wells<br>1881 Lakewood Village Drive<br>Antioch, TN 37013 | New Owner | Map/parcel: 165-09-0A-079.00<br>CO |

**WARRANTY DEED**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

**Jacqueline Lucas, a single woman**

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Inita Wells, Reginald Wells, wife and husband**

HEREINAFTER CALLED THE GRANTEE(S), their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, and being all of Lot No. 33 on the Plan of Section Three, LAKEWOOD VILLAGE, as appearing of record in Instrument No. 20020321-0034912, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jacqueline Robinson (now known as Jacqueline Lucas) by Deed from T.F. Homes, LLC, dated 9/24/2003, and filed for record in Instrument No. 20031002-0145634, in the Register's Office for Davidson County, Tennessee. The said Jacqueline Robinson was married to Joel Allen Lucas who has since passed away on February 9, 2017.

This conveyance is subject to any and all existing easements and restrictions of record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-3B-HO-20-881

This conveyance is subject to Restrictive Covenants and Easements of record in Book 10753, page 41, as amended in Book 11425, page 410 and Book 11512, page 714, Book 11421, page 342, Book 11435, page 411 and Instrument Number 20000824-0083642, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 1881 Lakewood Village Drive, 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 GRANTEE(S), her heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of December, 2020

Jacqueline Lucas

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **Jacqueline Lucas**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 18th day of December, 2020

Notary Public

My Commission Expires: 2/21/22

