Karen Johnson Davidson County
Batch# 543862 DEEDWARR
12/31/2020 10:23:52 AM 2 pgs
Fees: $13.00 Taxes: $843.60
20201231-0154988

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd Suite 101
Brentwood, TN 37027

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, fo this transfer is $228,000.00

Affiant

Subscribed and sworn to before me, this 30th day of December, 2020

Notary Public
My commission expires: 12-19-21

Address of New Owner:	Send Tax Bills to:	Tax Information
James M Adcox III 5263 Catspaw Dr Antioch, TN 37013	NEW OWNER	183-05-0A-402.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charlotte Curtis,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **James M Adcox III,** 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:

> Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of October Woods, R10 Residential P.U.D., a Planned Unit Development, Phase Five, Section Eleven, of record as Instrument No. 20041119-0138999 and as revised in Insturment No. 20071012-0121327, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.
>
> Being the same property conveyed to Nancy A. Durden, an unmarried woman, by Warranty Deed from H & J Builders, Inc., a Tennessee corporation, dated September 16, 2005 of record as Instrument No. 20050926-0115423, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 5263 Catspaw Dr, 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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 30th day of December, 2020.

Charlotte Curtis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charlotte Curtis,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 30th day of December, 2020.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2020126911

