RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2015033

Karen Johnson Davidson County
Batch# 577955 DEEDWARR
02/24/2021 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20210224-0023410

WARRANTY DEED

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2021.

NOTARY PUBLIC

My commission expires: 4-13-22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn Piphus 1140 Howard Ave. Nashville, TN 37216	Carolyn Piphus 1140 Howard Ave. Nashville, TN 37216	052-12-0-103.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Five Thousand and 00/100 Dollars ($235,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TIANDREA WATKINS**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CAROLYN PIPHUS**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 91 on the plan of Sequoia Valley, Section 2, of record in Book 3700, page 114, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Priscilla A. Gaines and husband, Calvin V. Gaines from Calvin Bridgeforth and wife, Deborah Bridgeforth by Warranty Deed dated October 16, 2015 and recorded October 21, 2015 in Instrument #20151021-0107212, said Register's Office. Further conveyed to Priscilla Ann Gaines from Calvin Vernard Gaines pursuant to Final Decree of Divorce as amended, dated January 8, 2021 and filed at Docket #19D1594 in the 3rd Circuit Court for Davidson County, Tennessee. Priscilla Ann Gaines having since died on July 3, 2020 leaving no Will. Pursuant to Affidavits of Heirship dated 202102240023409 recorded in Instrument 202102240023408, in the Register's Office for Davidson County, Tennessee, TiAndrea Watkins conveys the subject property as the Sole Heir at law of Priscilla Ann Gaines. See also Probate for the Estate of Priscilla Ann Gaines, Docket No. 20P-2036 found in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

The address of the herein described property is believed to be 1235 Apache Lane, Madison, TN 37115, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 10th day of February, 2021.

TIANDREA WATKINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, TiAndrea Watkins, 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 seal, this the 10th day of February, 2021.

Notary Public

Printed Notary Name

My commission expires: 11 19 23

ROBYN L MCCORMACK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-19-2023

True Copy Certification

I, **Jennifer L. Pennell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022