This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 587082 DEEDWARR
03/08/2021 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20210308-0029991

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $210,000

Affiant Signature

Subscribed and sworn to before me on this the 1st of March, 2021.

Notary Public
My Commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Ratliff Real Estate, LLC
3007 Jenry Dr., Nashville, TN 37214

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL NUMBER: Tax ID #: 09508004400

WARRANTY DEED

21NT00504

Effective the 1st of March, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jennifer N. Carroll and husband, Duane A. Carroll

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ratliff Real Estate, LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot No. 184 on the Plan of Eva-Mor Heights, Section 3, as of record in Book 1835, page 92, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer N. Carroll and husband, Duane A. Carroll, by Warranty Deed from Denning Lee Hill and wife, Linda Marshell Hill, dated 09/15/2004 and recorded 09/20/2004 as Instrument No. 20040920-0112647, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 332 Tamworth Dr, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 1st of March, 2021.

Jennifer N. Carroll

Duane A. Carroll

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jennifer N. Carroll and Duane A. Carroll,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of March, 2021.

Notary Public
My Commission expires:

My Commission Expires
September 2, 2024

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202103080029991

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON