Karen Johnson Davidson County
Batch# 591293 DEEDWARR
03/12/2021 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,283.90
20210312-0033533

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Land Title South Inc., 3326 Aspen Grove Dr, Ste. 400, Franklin, TN 37067

File No.: 21-CD-102

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alejandra Morales-Chavira and Christopher Sutherland	New Owner	126150A08700CO
(NAME) 7720 Daniel Trace	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Forty-Seven Thousand And No/100 Dollars ($347,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, NICHOLAS AARON DAVISON AND ANNSLEY KATE DAVISON (formerly known as ANNSLEY KATE JORDON), HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALEJANDRA IVETTE MORALES-CHAVIRA AND CHRISTOPHER SUTHERLAND, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTEES, 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, being Lot No. 106 on the Plan of Section Two, Boone Trace at Biltmore, of record in Book 9700, pages 316 and 317, as corrected by Surveyors Certificate of Correction of record in Book 10995, page 618, and Book 11275, page 885, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Nicholas Aaron Davison, an unmarried man and Annsley Kate Jordon, an unmarried woman, joint tenants with rights of survivorship, by Warranty Deed from Charles William Brown and wife, Sue Ann Brown, dated July 26, 2017, recorded July 27, 2017, of record in Instrument No. 20170727-0076158, Register's Office for Davidson County, Tennessee. The said Annsley

Kate Jordan is now known as Annsley Kate Davison by marriage to Nicholas Aaron Davison.

unimproved ☐
This is improved ☒ property, known as 7720 Daniel Trace, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 8th day of March, 2021.

Nicholas Aaron Davison

Annsley Kate Davison

STATE OF Georgia
COUNTY OF Gordon

Personally appeared before me, a Notary Public of said county and state Nicholas Aaron Davison and Annsley Kate Davison, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed

Witness my hand, at office, this 8th day of March, 2021.

Kathie L Hartley
Notary Public

My Commission Expires: 10/17/2022

KATHIE L. HARTLEY
NOTARY
PUBLIC
GORDON COUNTY, GEORGIA

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021