Karen Johnson Davidson County
Batch# 591818 DEEDWARR
03/15/2021 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20210315-0033729

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 120 Longwater Drive Suite 106 Norwell, MA 02061 841274 421928-012414 Kayla B. Bocchino	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $ 225,000.00 Affiant Subscribed and sworn to before me, this the 12th day of March, 2021. Notary Public My commission expires: 11/08/2022 (Affix Seal)

ASHLEE D PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER: Kemi M. Adams	SEND TAX BILLS TO: New Owner
NAME: Kemi M Adams	NAME:
STREET ADDRESS: 5441 Cedar Ash Crossing	STREET ADDRESS:
MAP & PARCEL NO.: 163-16-0D-014.00-CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Megan Brayton, a single woman hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Kemi Matari Adams, an unmarried woman,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 5441 Cedar Ash Xing, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 28th day of January, 2021.

X _____
Megan Brayton

State of Tennessee }
County of Williamson } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Megan Brayton, unmarried (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 28th day of January, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires 10-2-23

Exhibit A

Land in Davidson County, Tennessee, being Unit/Lot 14 of Centerview at Provincetown, as shown on Exhibit "B" in the Declaration Of Covenants, Conditions and Restrictions for Centerview at Provincetown, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20180710-0066583, as amended in Instrument No. 20180718-0069941, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Centerview at Provincetown, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument Number 20180710-0066585, as amended in Instrument No. 20180718-0069941 and Bylaws appended thereto as Exhibit "C", said Register's Office, we incorporated herein by reference and made a part hereof the same as though copied herein.

Being a portion of the same property conveyed to Amnon Shreibman by Warranty deed from Brent A. Campbell and Gale E. Campbell, husband and wife of record in Instrument No. 20180323-0027699 Register's Office for Davidson County, Tennessee, dated March 20, 2018 and recorded on March 23, 2018. (Value or consideration as shown in aforementioned deed $438,049.00.)

Being a portion of the same property conveyed to NIR Homes, Inc. a Tennessee Corporation, by Quitclaim deed from Amnon Shreibman of record in Instrument No. 20190313-0023217 Register's Office for Davidson County, Tennessee, dated February 12, 2019 and recorded on March 13, 2019. (Value or consideration as shown in aforementioned deed $0.00.)

Being the same property conveyed to Lake Forest Homes, Inc., a Tennessee corporation by Quitclaim deed from NIR Homes, Inc., a Tennessee corporation of record in Instrument No. 20200123-0008212 Register's Office for Davidson County, Tennessee, dated October 23, 2019 and recorded on January 23, 2020. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Megan Brayton, a single woman by Warranty deed from Lake Forest Homes, Inc., a Tennessee corporation of record in Instrument No. 20200123-0008214 Register's Office for Davidson County, Tennessee, dated January 22, 2020 and recorded on January 23, 2020. (Value of consideration shown in aforementioned deed $201,990.00.)

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022