WARRANTY DEED

Karen Johnson Davidson County
Batch# 600379 DEEDWARR
03/25/2021 02:01:30 PM 2 pgs
Fees: $13.00 Taxes: $789.84
20210325-0039594

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,470.00.

Farrah Kale Jeter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: May 3, 2021
(AFFIX SEAL)

THOMAS D LARSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
A Place In The Sun, Inc.	A Place In The Sun, Inc.	Parcel ID: 063 02 0 041.00
(NAME) 1529 Mohawk Trl	(NAME) 5543 Edmondson Pk #68	
(ADDRESS) Madison, TN 37115	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Farrah Kale Jeter, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **A Place In The Sun, Inc.**, 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. 147, on the Plan of Nawakwa Hills Powwow Addition - Section No. 5, of Record in Book 974, Page 26, Register's Office for said County, to which Plan Reference is hereby made for a more complete description.

Being the same property conveyed to Farrah Kale Jeter, Unmarried, by Warranty Deed from Kenneth Dash, a Married Person, of record in Instrument No. 20150506-0041245, in the Register's Office of Davidson County, Tennessee, dated May 01, 2015 and recorded on May 06, 2015.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1529 Mohawk Trl, Madison, TN 37115

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.

Witness our hands this 19 day of March, 2021

Farrah Kale Jeter

Farrah Kale Jeter

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Farrah Kale Jeter, an unmarried person, the within named bargainor, 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, this the 19th day of March, 2021.

Notary Public

My Commission Expires: May 3, 2021

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MTJ-2102905SSO