THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210334190

Karen Johnson Davidson County
Batch# 625570 **DEEDWARR**
04/29/2021 10:32:01 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20210429-0057370

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $255,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2021.

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gloria Jeter and Justin Austin 4019 Shufeld Court Antioch TN 37013	New Owner	Tax Parcel ID No. 148 14 0 286.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janet K. Walsh, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gloria Jeter and Justin Austin, wife and husband,,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 24A on the Plan of Colewood Acres Section 5 of record in Plat Book 6250, Page 616, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Janet K. Walsh, unmarried, by Warranty Deed from Donald C. Battle, unmarried, of record in Instrument No. 20030610-0080291, in the Register's Office of Davidson County, Tennessee, dated May 29, 2003 and recorded on June 10, 2003.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Five, Lot No 24 Colewood Acres, as recorded in Plat Book 6250, Page(s) 616.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Colewood Acres, Section 5, as recorded in Plat Book 5200, Page(s) 303.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5710, Page 137, and amended in Book 5725, Page 540.

This is improved property located at 4019 Shufeld Court Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2021.

Janet K. Walsh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janet K. Walsh, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires
December 8, 2024