Karen Johnson Davidson County
Batch# 631813 DEEDWARR
05/07/2021 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20210507-0061962

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $500,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 6th day of May, 2021.

Notary Public

My commission expires: 10-21-2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nielah Burnett	**AmCap Mortgage, Ltd.**	**033130A01500CO**
853 Fonnic Drive	1125 Ocean Ave.	
Nashville, TN 37207	Lakewood, NJ 08701	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Adonis K. Jarmon and Meryln Jarmon, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nielah Burnett,a single woman

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 all of Lot No. 15, on the plan of Hidden Springs, Phase One, Section Two, of record in Instrument No. 20050209-0015118, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Adonis K. Jarmon, married, by Warranty Deed from CRM Central Properties, LLC, dated May 6, 2011, of record in Instrument No. 20110524-0039484, Register's Office for Davidson County, Tennessee. Adonis K. Jarmon, married, conveyed subject property to Adonis K. Jarmon and wife, Merlyn Jarmon, dated January 19, 2017, of record in Instrument No. 20170124-0007542, Register's Office for Davidson County, Tennessee. Adonis K. Jarmon and wife, Merlyn Jarmon conveyed subject property to Merlyn Jarmon and Adonis K. Jarmon, wife and husband and Lucy C. Jarmon, a single woman, by Quitclaim Deed dated February 10, 2016, of record in Instrument No. 20170221-0017135, Register's Office for Davidson County, Tennessee. Merlyn Jarmon and Adonis K. Jarmon, wife and husband and Lucy C. Jarmon, a single woman conveyed subject property to Merlyn Jarmon and Peiton K. Jarmon, dated June 17, 2019, of record in Instrument No. 20190620-0059319, Register's Office for Davidson County, Tennessee. Marlyn Jarmon, married and Peiton K. Jarmon, unmarried, conveyed subject property to Adonis K. Jarmon and Merlyn Jarmon, husband and wife, by

Quitclaim Deed dated April 5, 2021, of record in Instrument No. 20210412-0048026, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 853 Fonnic Drive, Nashville, TN 37207.

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 in 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.

_____ Date: 5-5-2021
Adonis K. Jarmon

_____ Date: 5-3-2021
Meryln Jarmon

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Adonis K. Jarmon and Meryln Jarmon, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
NOTARY PUBLIC
TENNESSEE
COUNTY OF SUMNER

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

