Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

NEW OWNER:
Sheri Riddell
145 Noel Cove Circle
Hermitage, TN 37076

SEND TAX BILLS TO:

~~New Owner~~
Bank 3
5210 Poplar Ave, suite 100
Memphis, TN 38119

MAP & PARCEL
086-10-0B-145.00-CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-193

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 649901 **DEEDWARR**
06/04/2021 11:43:01 AM 3 pgs
Fees: $18.00 Taxes: $1,019.35

20210604-0075163

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED SEVENTY FIVE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($275,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Carla Lynne Davidson FKA Carla Burton and Curtis Alan Davidson, wife and husband** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Sheri Riddell, an unmarried woman** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 145 on the Plat of Noel Cove Townhomes, of record as Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee, reference is said Instrument is hereby made for a more complete description thereof.

Being the same property conveyed to Summer Nichelle Burton, unmarried and Carla Lynne Burton, unmarried, as tenants in common with full rights of survivorship by Warranty deed from Kristen E. Little, an unmarried person and Gill M. Little and Delena Little, husband and wife of record in Instrument No. 20160817-0085575 Register's Office for Davidson County, Tennessee, dated July 18, 2016 and recorded on August 17, 2016. (Value of consideration shown in aforementioned deed $184,000.00.)

Being the same property conveyed to Carla Burton, an unmarried individual by Quitclaim deed from Summer Burton, an unmarried individual of record in Instrument No. 20190516-0046411 Register's Office for Davidson County, Tennessee, dated May 14, 2019 and recorded on May 16, 2019. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 145 Noel Cove Circle Nashville, Tennessee 37076.

NOTE: Carla Burton, Carla Lynn Burton and Carla Lynne Davidson are one and the same person.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 2nd day of **June**, 2021.

Carla Lynne Davidson

Curtis Alan Davidson, joins in this conveyance to convey any marital interest or other interest that he may have in the above referenced property

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Carla Lynne Davidson and Curtis Alan Davidson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of **June**, 2021.

NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **275,500.00.**

Jessica West

AFFIANT

Sworn to and subscribed to before me this 2nd day of **June**, 2021.

Christen T Rabe

NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY