Karen Johnson Davidson County
Batch# 653241 DEEDWARR
06/09/2021 02:57:30 PM 4 pgs
Fees: $23.00 Taxes: $617.53
20210609-0077813

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $166,900.00 Affiant Subscribed and sworn to before me This 7th day of June 2021. Notary Public My Commission Expires: 4/2/2023

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owners as:	Tax Bill To:	Map / Parcel
Michael Carter and Lynnita Springer-Carter 221 Hickory Forge Drive Nashville, TN 37204	New Owner	Parcel: 163-11A #22 2DU-18276

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 21-03-16236

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Danny Elmore, Trustee of The Lucille C. Elmore Trust,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Lynnita Springer-Carter, and Jeffery Dewone Carter, wife and husband, and Michael Carter, an unmarried person,** (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 22 on the Plan of Revision, Section Two, Bell Forge County Village, also known as Unit 22, of record in Book 5200, page 695, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot, said description being incorporated herein as fully as if copied herein verbatim.

Being a portion of the property conveyed to Danny L. Elmore, Trustee of The Lucille C. Elmore Trust by Quitclaim Deed from Lucille C. Elmore of record in Instrument No. 20171109-0115442, Register's Office for Davidson County, Tennessee.

This is improved real property known as 221 Hickory Forge Drive, Nashville, TN 37204.

This conveyance is subject to the following:

1. Taxes for 2021 and subsequent years, a lien not yet due and payable.
2. Covenants of record in Book 6040, Page 538, Book 6350, Page 858, Book 6651, page 207, Book 7224, page 209, Instrument No. 20010627-0068130, Instrument No. 20061229-0160925 and instrument NO 20190214-0014097, said Register's Office.

3. Deed of Conveyance of record in Book 7026, Page 922, said Register's office.
4. By Laws of record in Book 6040, Page 575, Book 6206, Page 644, Book 11348, page 899, and Instrument No. 20050810-0094532, said Register's Office
5. Easement by HOA to comcast of record in Instrument No. 20110620-0047275, said Register's Office
6. Subject to all matters as disclosed on Plat Book 2900, Page 250, said Register's Office
7. Charter of Bell Forge Village HOA of record in book 7483, page 989 and book 8154, page 962, said Register's Office
8. Deed to Bell Forge Village HOA of record in Book 6040, page 534, said Register's Office

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

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 1 day of ~~May~~ June 2021.

Lucille C. Elmore Trust

Danny Elmore, Trustee

Danny Elmore, Trustee

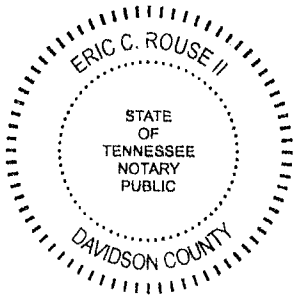
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 4th day of June, in the year 2021, before me the undersigned, personally appeared **Danny Elmore,** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he is the trustee of **Lucille C. Elmore Trust,** and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purpose therein contained as trustee.

Witness my hand and seal, at Nashville, Tennessee, this 7 day of ~~May~~ June 2021.

Notary Public

My Commission Expires: May 5, 2025



Tennessee Certification of Electronic Document

I, Olivia Pedigo, 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 Davidson

Personally appeared before me, Hunter Smith, a notary public for this county and state, Olivia Pedigo, who acknowledges that this certification of an electronic document is true and correct and whose signature have witnessed.

Notary Signature

HUNTER SMITH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
Feb. 21, 2022
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: February 21, 2022

NOTARY"S SEAL

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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