THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

Karen Johnson Davidson County
Batch# 657594 DEEDWARR
06/16/2021 08:44:11 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210616-0080941

WHEN RECORDED RETURN TO:
Earnica Pinson
1201 MATTIE LANE,
LAVERGNE, Tennessee, 37086

Also send tax bill to this address.
E.P.

WARRANTY DEED

THE GRANTOR(S),

- EARNEST C WATKINS, a single person,

for and in consideration of: One Dollar ($1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- EARNICA PINSON, 1201 MATTIE LANE, LAVERGNE, RUTHERFORD County, Tennessee, 37086,

the following described real estate, situated in ANTIOCH, in the County of DAVIDSON, State of Tennessee:

Legal Description:

840 OAKWOOD TERRACE DR
ANTIOCH, TN 37013
Owner: WATKINS, EARNEST C. ETUX
Acquired Date: 6/26/1974
Sale Price: $ 31,605.00
Sale Instrument: DB-00004910 0000721 grantor source of title
Mailing Address: 840 OAKWOOD TERRACE DR

ANTIOCH,TN 37013
Legal Description: LOT 47 OAKWOOD TERRACE SEC 1
Acreage: 0.23
Frontage Dimension: 48
Side Dimension: 153
Parcel Instrument: DB-00004663 0000078 prior SOT
Parcel Instrument Date: 12/6/1972
Census Tract: 37015615
Tax District: USD
Council District: 28
Land Use Description: SINGLE FAMILY
Assessment Date: 1/1/2021
Total Appraised Value: $ 227,000.00
Improved Appraised Value: $ 185,500.00
Land Appraised Value: $ 41,500.00
Square Footage: 9,539

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 14808005300

Deed Drafted By: earnica pinson
1201 MATTIE LANE
LAVERGNE, Tennessee, 37086

Grantor Signatures:

DATED: May 24, 2021

Earnest Watkins

EARNEST C WATKINS
840 OAKWOOD TERRACE DRIVE
ANTIOCH, Tennessee, 37013

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 24th day of May, 2021, before me personally appeared EARNEST C WATKINS, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

TAMIKA M. WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MARCH 6, 2024

Tamika M. White
Notary Public
Signature of person taking acknowledgment

Notary Public
Title (and Rank)

My commission expires March 6, 2024

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is ~~$0.00~~.

Est. $50.00

Earnica Pinson
Affiant
Affiant's Name: Earnica Pinson

TAMIKA M. WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MARCH 6, 2024

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