Karen Johnson Davidson County
Batch# 666048 DEEDWARR
06/28/2021 08:29:30 AM 4 pgs
Fees: $23.00 Taxes: $1,154.40
20210628-0086869

Prepared By & Return To:
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 312,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ~~16th~~ 24th day of June, 2021.

Notary Public
Commission Expiration: 11.22.2023

KINA RENEE SCOTT
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
David Washington 231 Cedarview Drive Antioch, TN 37013	New Owner	-173-01-0-082.00

WARRANTY DEED

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 ACKNOWLEDGED, I, **Elizabeth Michael, an unmarried woman,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Washington, an unmarried man,** 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:

Property known as: 231 Cedarview Drive, Antioch, TN 37013, County of Davidson

Being Lot No. 70 on the Plan of Monte Carlo Estates, Section One, as of record in Book 4675, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elizabeth Michael, a married woman, by Warranty Deed from Alan W. Caughlin, a single man, dated 07/30/2010, and recorded 08/05/2010, in Instrument No. 20100805-0061619, Register's Office for Davidson County, Tennessee. Elizabeth Michael having since divorced Jonnie Ballard pursuant to Final Decree, Docket No. 16D-1146, filed in the Third Circuit Court for Davidson County, Tennessee.

Jonnie Ballard joins in the execution of this instrument to convey any interest he may have in the subject property.

Tax Map and Parcel ID: 173-01-0-082.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 231 Cedarview Drive, Antioch, TN 37013

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 is 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.

Witness my hand this 15th day of June, 2021.

Elizabeth Michael

STATE OF FLORIDA

COUNTY OF DUVAL

On this 15th day of June, 2021, before me personally appeared **Elizabeth Michael,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 15th day of June, 2021.

Andrew Alexander Brown
Notary Public
Commission Expiration: MARCH 13, 2022
GG 196047.

✓ PHYSICALLY PRESENCE

ANDREW ALEXANDER BROWN
Notary Public - State of Florida
Commission # GG 196047
My Comm. Expires Mar 13, 2022

202106280086869

Witness my hand this 15th day of June, 2021.

Jonnie Ballard

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15 day of June, 2021, before me personally appeared **Jonnie Ballard**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 15 day of June, 2021.



Notary Public
Commission Expiration:

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)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY