Karen Johnson Davidson County
Batch# 667203 DEEDWARR
06/29/2021 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20210629-0087909

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

05-NSH21-02166

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Zachary Edward Helton and Clarie Stubblefield Helton 4413 S Trace Blvd Old Hickory, TN 37138	SAME	064 09 0A 007.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christopher J. Culver and Zane D. Rowe-Flowers, Married** , hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Zachary Edward Helton and Clarie Stubblefield Helton, Husband and Wife**, hereinafter called the Grantees, their successors 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 Unit No. 4413, together with the appurtenant interest in the common elements of Southfork Condominiums, Phase One, a horizontal property regime established by Master Deed of record in 6783, Page 839, as amended in Book 6994, Page 447, and Instrument No. 20020327-0037726, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher John and wife Zane Doreen Rowe-Flowers as tenants by the entirety, by QuitClaim Deed from Jacqueline Culver and Linda F. Culver, of record in Instrument No. 20200811-0089283, in the Register's Office of Davidson County, Tennessee, dated August 10, 2020 and recorded on August 11, 2020.

Being the same property conveyed to Jacqueline Culver, subject to the estate for life reserved to Linda F. Culver, by QuitClaim Deed from Linda F. Culver, of record in Instrument No. 20181030-0107330, in the Register's Office of Davidson County, Tennessee, dated October 30, 2018 and recorded on October 30, 2018.

Being the same property conveyed to Linda Culver, a married woman, by Warranty Deed from Betty M. Fleming, unmarried and Lorilee Fleming,

unmarried, of record in Instrument No. 20140702-0058198, in the Register's Office of Davidson County, Tennessee, dated June 27, 2014 and recorded on July 2, 2014.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4413 S Trace Blvd, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25th day of June, 2021

Christopher John Culver

Christopher J. Culver

Zane D Rowe-Flowers

Zane D. Rowe-Flowers

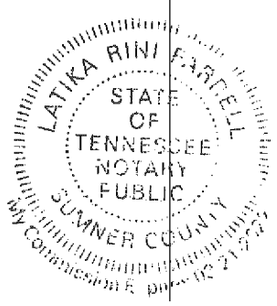
STATE OF TENNESSEE

COUNTY OF SUMNER

On this 25th day of June, 2021, before me personally appeared **Christopher J. Culver and Zane D. Rowe-Flowers,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 03/21/2022



True Copy Certification

I, Rini Farrell Schofill 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, Krystal Schuster, a notary public for this county and state, Rini Farrell Schofill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 08/21/2023

{Notary' Seal}

