Karen Johnson Davidson County
Batch# 673585 DEEDWARR
07/08/2021 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $684.32
20210708-0092467

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Lockett	New owner	
(NAME)	(NAME)	14814028200
4033 Shufeld Court		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Randy J. Lockett, unmarried** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael J. Lockett, unmarried man** , HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 20 on the Plan of Colewood Acres as of record in Book 5200, Page 303, 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 Randy J. Lockett and wife, Sandra H. Lockett, by virtue of that certain Deed dated August 26, 1988, and being of record at Book 7650, Page 844 in the Register's Office of Davidson County, Tennessee. Sandra Gail Lockett having died on or about August 20, 2006, leaving Randy J. Lockett as the surviving tenant by entirety.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 5200, Page 303, Deed Restrictions recorded at Book 5710, Page 137 and Book 5725, Page 540, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4033 Shufeld Ct. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 7th day of July, 2021.

Randy J. Lockett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Randy J. Lockett**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of July, 2021.

Notary Public
My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/7/2021.

Affiant Signature

7/8/2021
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 7 day of July, 2021.

Notary's Signature

(Notary Seal)



My Commission Expires: 1-6-25