Karen Johnson Davidson County
Batch# 680276 DEEDWARR
07/21/2021 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20210721-0097546

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Genea Lynn Norris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2021.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: NOV 0 8 2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Genea Lynn Norris	Primary Residential Mortgage	Parcel ID: 073-16-0A-104.00-CO
(NAME) 104 Cumberland Trace	(NAME) 1480 N. 2200 west	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Helene Jackson-Clarke, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Genea Lynn Norris, unmarried woman**, 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:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 104 on the Revised Plan of Cumberland Trace of record in Plat Book 5200, Page 724, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Helene Jackson-Clarke, an unmarried woman, By Warranty Deed from James F. Richards, single man, dated August 02, 2019, recorded August 19, 2019, of record as Instrument No. 20190819-0082922, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 104 Cumberland Trace, Nashville, TN 37214

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 our hands this 9th day of July, 2021

Helene Jackson Clark

By Keri Clarke her Attorney in fact

Helene Jackson-Clarke
by Keri Clarke, her Attorney-in-Fact

STATE OF GEORGIA

COUNTY OF Gwinnett

Before me, the undersigned Notary, personally appeared **Keri Clarke,** known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Helene Jackson-Clarke** , and who acknowledge that he/she executed the same as the free act and deed of the said **Helene Jackson-Clark,** by virtue of a Power of Attorney, duly executed and appearing of record in Instrument No. 202107210097545 , said Register's Office.

WITNESS my hand and official seal at Murfreesboro, Tennessee this 9th day of July, 2021.

Elexis L. Wilson

NOTARY Elexis L. Wilson

MY COMMISSION EXPIRES: 9/28/2024

ELEXIS L WILSON
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Sep 28, 2024

Certificate of Authenticity

I, J. Andrew Wiley, do hereby make oath that I am 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 July 9, 2021.

Affiant Signature

July 9, 2021
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 9th day of July, 2021.

Notary's Signature
My Commission Expires: 3/12/2024

Notary's Seal

LISA VIRDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY