Karen Johnson Davidson County
Batch# 700440 DEEDWARR
08/18/2021 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20210818-0111904

 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Rutherford The actual consideration or value, whichever is greater, for this transfer is $395,000.00. Affiant Subscribed and sworn to before me, this 17th day of August, 2021. Notary Public My commission expires: Sept. 21, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
LaPortia Ebanks and Joseph Ebanks	Same as Owner	**075-04-0-021.00**
4540 Andrew Jackson Parkway		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Donald E. Carlton and Holly L. Carlton, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

LaPortia Ebanks and Joseph Ebanks, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Section Three, Tulip Grove of record in Plat Book 3700, Page 146, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 131 fronts 100.00 feet on the Westerly margin of Andrew Jackson and runs back between lines measuring 185.66 feet on the Northerly line and 194.98 feet on the Southerly line to a deed line measuring 89.90 feet thereon.

Being the same property conveyed to Donald E. Carlton and Holly L. Carlton, husband and wife by Warranty deed from Shannon Lien, Trustee of the Charles T. Smartt and/or Jewel M. Smartt Revocable Living Trust of record in Instrument No. 20210401-0043255 Register's Office for Davidson County, Tennessee, dated March 31, 2021 and recorded on April 01, 2021.

This is improved property known as **4540 Andrew Jackson Parkway, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 17th day of August, 2021.

Donald E. Carlton

Holly L. Carlton

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Donald E. Carlton and Holly L. Carlton, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 17th day of August, 2021.

Notary Public
My Commission Expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 21-000257-529

Tennessee Certification of Electronic Document

I, Lisa KR Wagner, 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 8/18/21 (date of document).

Affiant Signature

8/16/21
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 18 day of August, 2021.

Notary's Signature

LUTECE M. BONE
STATE OF TENNESSEE NOTARY PUBLIC
NOTARY'S SEAL
MADISON COUNTY

MY COMMISSION EXPIRES: 01·08·2024