This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-13202-LV

Karen Johnson Davidson County
Batch# 706554 DEEDWARR
08/30/2021 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,280.20
20210830-0116483

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $346,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of August, 2021.

Notary Public
My Commission Expires: 3/15/25

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Jennifer Givens and Luke Watts<br>4332 Brackenwood Drive<br>Old Hickory, TN 37138 | New owners | 064 09 0 161.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Dell R. James, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jennifer Givens, a single woman and Lucas Watts, a single man**, hereinafter called the Grantee(s), his/her/their heirs 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 Lot No. 1 on the Plan of Southfork Subdivision, Section One, of record in Plan Book 6250, Pages 384 and 385, in the Register's Office for said County, to which plan reference is hereby made for a made for a more complete and accurate description thereof.

Being the same property conveyed to Dell R. James, by Quitclaim Deed from Linda L. James of record in Book 9591, Page 421, in the Register's Office of Davidson County, Tennessee, dated February 3, 1995 and recorded on February 8, 1995. And Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, with the Case No. 94D-3945.

Being the same property conveyed to Dell R. James, and wife, Linda L. James, by Cash Deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 8352, Page 110, in the Register's Office of Davidson County, Tennessee, dated April 16, 1991 and recorded on May 15, 1991.

Jean James executes this document for the purpose of conveying any/all interest in subject property by virtue of her marriage to Dell R. James.

This is ☒ improved or ☐ unimproved property located at: **4332 Brackenwood Drive, Old Hickory, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and

other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever 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,** Grantor has executed this instrument on this 13th day of August, 2021.

GRANTOR:

Dell R. James

Jean James

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dell R. James and Jean James, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of August, 2021.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021



202108300116483

# Certificate of Authenticity

I, **Joshua A. Terry**, 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 8/13/21.

Affiant Signature

8/18/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/18/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON