Karen Johnson Davidson County
Batch# 720378 DEEDWARR
09/21/2021 09:50:38 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00
20210921-0126524

This Instrument Prepared By:
LARRY K. TOLBERT, ATTORNEY
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Michael Reed
2500 Ravine Drive
Nashville, TN 37217

SEND TAX BILL TO:
Mortgagee

MAP: **072-10**
PARCEL: **0192.00**

MORTGAGEE:
Everette Financial Inc.,
d/b/a Supreme Lending
14801 Quorum Drive, Suite 300
Dallas, TX 75254

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE" and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **CARRIE ANN CARLTON, a married person,** hereinafter called the "GRANTOR," has bargained and sold, and by these presents, does transfer and convey unto **MICHAEL REED, unmarried,** hereinafter called the "GRANTEE," his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being described as follows, to-wit:

Being all of Lot No. 31 on the Plan of Eastmoor Place, according to plat and survey of same appearing of record in Plat Book 547, page 177 and page 178, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being all of the same property conveyed to Carrie Carlton, a married individual, by Quitclaim Deed dated March 21, 2019, of record in Instrument No. 201904090032271, Register's Office of Davidson County, Tennessee and by Quitclaim Deed dated September 14, 2021, of record in Instrument No. 20210921-0126523, Register's Office of Davidson County, Tennessee.

The captioned property is further subject to restrictive covenants, easements and setback lines that are applicable to the above-described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 1118 Delmas Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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.

WITNESS MY HAND this 16TH day of SEPTEMBER, 2021.

Carrie Ann Carlton

CARRIE ANN CARLTON

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public for said County and State, **CARRIE ANN CARLTON,** the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office on the 16TH day of SEPTEMBER 2021.

LARRY K. TOLBERT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 12-19-23

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$480,000.00.**

Carrie Ann Carlton

AFFIANT

SUBSCRIBED AND SWORN TO before me on this 16TH day of SEPTEMBER, 2021.

NOTARY PUBLIC
My Commission Expires: 12-19-23

LARRY K. TOLBERT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY