# WARRANTY DEED

Karen Johnson Davidson County
Batch# 724735 DEEDWARR
09/27/2021 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210927-0129513

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES 9-8-22 (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 |
|---|---|---|
| Christiana Afotey and MarQuita Holt | MarQuita Holt<br>Christiana Afotey | |
| (NAME)<br>624 Cato Ridge Lane | (NAME)<br>624 Cato Ridge Ln | 058090A31900CO |
| (ADDRESS)<br>Nashville, TN 37218 | (ADDRESS)<br>Nashville, TN 37218 | |
| (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, **Ayanna Reese, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christiana Afotey and MarQuita Holt, as joint tenants with rights of survivorship,** 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:

**Land in Davidson County, Tennessee, being Lot 243, as shown on the Plan of Jordan Ridge at Eaton's Creek Phase 8 of record in Instrument No. 20120629-0057088, Register's Office for Davidson County, Tennessee, to which PLan reference is hereby made for a more complete description thereof.**

**Being the same property conveyed to Ayanna REESE, unmarried, by virtue of that certain Special Warranty Deed dated June 17, 2013, and being of record at Instrument No. 20130618-0062274 in the Register's Office of Davidson County, Tennessee.**

**FOR INFORMATION PURPOSES ONLY: 624 Cato Ridge Lane, Nashville, TN 37218**

**This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the register's office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.**

This is unimproved _ improved x property, known as 624 Cato Ridge Lane Nashville, TN 37218
(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 23rd day of September, 2021.

Ayanna Reese

**Ayanna Reese**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

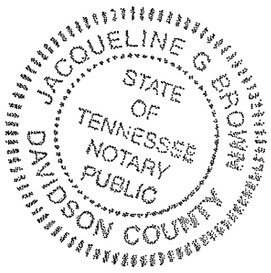
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Ayanna Reese**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for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

WITNESS my hand and official seal at office this 23rd day of September, 2021.

Jacqueline G Brown

Notary Public

My Commission Expires: 1-8-22



**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 9/23/21.

Affiant Signature

9/23/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23rd day of September, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 9-8-22