Karen Johnson Davidson County
Batch# 726177 DEEDWARR
09/29/2021 10:24:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210929-0130790

WHEN RECOREDED MAIL TO:
TIMIOS, INC.
5716 CORSA AVE
WESTLAKE VILLAGE, CA 91362

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KARIS MICHELLE NEEDHAM	KARI MICHELLE NEEDHAM	150 02 0 123.00
3151 JUSTIN TOWNE CT ANTIOCH, TN 37013	3151 JUSTIN TOWNE CT ANTIOCH, TN 37013	

For good consideration, I (We) **KARIS MICHELLE NEEDHAM, A SINGLE WOMAN, MARCI J. DOYLE, A MARRIED WOMAN, A JOINT TENANCY ESTATE WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON,** whose mailing address is 3151 JUSTIN TOWNE CT, ANTIOCH, TN 37013, hereby bargain, deed and convey to **KARIS MICHELLE NEEDHAM, SOLE AND SEPARATE,** whose mailing address is 3151 JUSTIN TOWNE CT, ANTIOCH, TN 37013, the following described land in DAVIDSON, County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 17-B, ON THE PLAN OF ZONE LOT DIVISION LOTS 15, 17 & 20, JUSTIN TOWNE RESUBDIVISION OF LOTS 13 THROUGH 26, SECTION TWO, OF RECORD IN PLAT BOOK 5200, PAGE 528, AMENDED IN PLAT BOOK 5200, PAGE 619, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KARIS MICHELLE NEEDHAM, A SINGLE WOMAN, MARCI J. DOYLE, A MARRIED WOMAN, A JOINT TENANCY ESTATE WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, BY A DEED DATED ON 3/30/2018, AND RECORDED 4/03/2018, INSTRUMENT NO. 20180403-0031051, IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Property Address: 3151 JUSTIN TOWNE CT, ANTIOCH, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this **18** day of **June 2021** .

KARIS MICHELLE NEEDHAM

signed in counterpart
MARCI J. DOYLE

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 18 day of June **2021** , before me personally appeared **KARIS MICHELLE NEEDHAM AND MARCI J. DOYLE,** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

for Karis Michelle Needham only

(Seal)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE NAHA JEFFERSON

Notary Public 6/18/21
My Commission Expires: My Commission Expires September 6, 2022

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 21st day of **June 2021** .

signed in counterpart
KARIS MICHELLE NEEDHAM

Marci J Doyle
MARCI J. DOYLE

STATE OF Florida)
) SS.
COUNTY OF Leon)

On this 21st day of June, 2021, before me personally appeared ~~KARIS MICHELLE NEEDHAM AND~~ MARCI J. DOYLE, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

Andrew Arnette
Notary Public
My Commission Expires: **4/16/2023**

ANDREW R. ARNETTE
MY COMMISSION # GG 284932
EXPIRES: April 16, 2023
Bonded Thru Notary Public Underwriters

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 50.00 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant **Karis Michelle Needham**

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 18 **day of** June, 20 21.

MAHA JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires:

My Commission Expires
September 6, 2022

Name and address for person(s) responsible for taxes:
KARIS MICHELLE NEEDHAM
3151 JUSTIN TOWNE CT
ANTIOCH, TN 37013

Name and Address of property owner:
KARIS MICHELLE NEEDHAM
3151 JUSTIN TOWNE CT
ANTIOCH, TN 37013

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ **50.00** the county assessed market value.

Linda Brown

LINDA BROWN - Affiant

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA
County of LOS ANGELES

On 9-24 , 20 21 , before me, ROSELYN WOODWARD , a notary public, personally appeared, LINDA BROWN , who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Roselyn Woodward

Signature of Notary Public

NRO1 ROSELYN WOODWARD COMM. #2358082 Notary Public - California Los Angeles County My Comm. Expires May 18, 2025 NRO1

(Notary Seal)

Tennessee Certification of Electronic Document

I, Linda Brown, 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 **6/18/2021** (date of document).

Linda Brown
Affiant Signature

9/22/2021
Date

State of California

County of Los Angeles

Sworn to and subscribed before me this **22** day of **September**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 5-18-2025

NOTARY'S SEAL

NRO1 ROSELYN WOODWARD COMM. #2358082 Notary Public - California Los Angeles County My Comm. Expires May 18, 2025 NRO1