WARRANTY DEED

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Christie Daniels
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2021.

Kenyon J. Sales
Notary Public

MY COMMISSION EXPIRES: May 9, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lakeesha Frierson Wiseman	New owner	
(NAME)	(NAME)	
1208 Quail Rd.		108 08 0D 007.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, We Jennell Whittemore and Husband, Art Vincent, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Lakeesha Frierson Wiseman,** a single person hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 7 Lot No. 16, in a Horizontal Property Regime as shown on the condominium site plan, Section 2, Phase IV, Quail Valley, as of record in Plat Book 5800, Pages 69 and 70, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jennell Whittemore, a single person by Warranty Deed from TennReal Inc, dated 01/20/1983 and recorded 01/31/1983, of record in Book 6000, Page 50, Register's Office for Davidson County, Tennessee.

The said Jennell Whitmore having since married is joined in this conveyance by her husband Art Vincent to waive any and all rights he has in said property.

All matters shown on the plat of record in Plat Book 5800, Pages 69 & 70, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 4800, Page 254, and Book 5753, Page 562 and amended in Book 5955, Page 703, Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 5903, Page 149, Register's Office for Davidson County, Tennessee. Charter of Quail Valley Homeowners Association Inc of record in Book 6371, Page 105, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

Karen Johnson Davidson County
Batch# 730723 DEEDWARR
10/05/2021 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20211005-0133981

File No.: 1378285
Warranty Deed TN

This is improved ☒ 1208 Quail Rd., Nashville, TN 37214

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 29th day of September, 2021.

Jennell Whittemore

Jennell Whittemore

Art Vincent

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennell Whittemore and Art Vincent, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of September, 2021.

Kimberly Rogers

Notary Public:
My Commission Expires: 6-07-2024

Kimberly Rogers STATE OF TENNESSEE NOTARY PUBLIC County of Wilson

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Christie Daniels, 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 September 29, 2021.

Date

Christie Daniels

Affiant Signature

October 4, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 4 day of October, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY