Karen Johnson Davidson County
Batch# 744684 DEEDWARR
10/27/2021 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,144.97
20211027-0144230

Warranty Deed

HALEY R. BLANTON TENNESSEE NOTARY PUBLIC COUNTY OF WILSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $309,450.00 Affiant Subscribed and sworn to before me, this the 13th day of October, 2021. Notary Public My commission expires: 8/19/2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Latasha Deann Prince	New Owner(s)	053 09 0B 181.00
1013 Pawnee Trl		
Madison TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEVEN A. ANDERSON AND KIMBERLY R. ANDERSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LATASHA DEANN PRINCE, A SINGLE WOMAN**, 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:

Being Lot No. 96, Section Five, Cumberland Station at Wilson Camp Subdivision, as shown on plat of record in Instrument Number 200601180006553, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Steven A. Anderson and Kimberly R. Anderson, husband and wife, by Warranty Deed from Randall Phillips Homes, LLC, of record in Instrument No. 20070124-0009644, in the Register's Office of Davidson County, Tennessee, dated January 22, 2007 and recorded on January 24, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1013 Pawnee Trail, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of October, 2021.

Steven A. Anderson by Kim Anderson, his Attorney-in-fact

Steven A. Anderson by
Kim Anderson, his Attorney-In-Fact

Kimberly R. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kimberly R. Anderson, personally and as Attorney-In-Fact for Steven A. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of October, ~~2021.~~

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Faith Lowe, 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 October 13th, 2021.

Custodian's Signature

10.13.21
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 13th day of October, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/1/24

EMILY CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM