Karen Johnson Davidson County
Batch# 758546 DEEDWARR
11/19/2021 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $832.13
20211119-0154313

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-14550-DR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$224,900.00**

Subscribed and sworn to before me this 12 day of November, 2021.

Notary Public
Affiant
My Commission Expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Jasmine Black **1310 Brick Church Pike** **Nashville, Tennessee 37207**	**Same.**	**071-10-0-084.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **YVONNE DARLENE ANDERSON, a married woman**, has this day bargained and sold, and does hereby transfer and convey unto the said **JASMINE BLACK, a single woman**, the Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 14, as shown on the map entitled J.B. Haynie's Cumberland Heights, of record in Book 57, page 170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LORINE GRANDIERSON AND HUSBAND, CARNEAL GRANDIERSON, by deed from FRED HOLLAND, UNMARRIED, of record in Book 10939, page 459, dated May 15, 1998, said Register's Office.

CARNEAL GRANDIERSON died on or about April 1, 2006, leaving LORINE GRANDIERSON as the surviving tenant by the entirety.

LORINE GRANDIERSON died intestate on or about October 2, 2020, leaving YVONNE DARLENE ANDERSON as her only Heir-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. 20211105-0148243, said Register's Office.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 10 day of November, 2021.

YVONNE DARLENE ANDERSON

STATE OF Georgia
COUNTY OF Rockdale

Personally appeared before me, Monique Jones, a Notary Public in and for said County and State, **YVONNE DARLENE ANDERSON** 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 Conyers (city), Georgia (state), this the 10th day of November, 2021.

Monique Jones
NOTARY PUBLIC

My Commission Expires: 08/07/2022

MONIQUE L JONES
NOTARY PUBLIC
Rockdale County, Georgia
My Commission Expires August 7, 2022

Certificate of Authenticity

I, Cassidy Lewallen, do hereby make oath that I am 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 11.10.21.

Affiant Signature

11.15.21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of November, 2021.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

