Karen Johnson Davidson County
Batch# 761548 DEEDWARR
11/29/2021 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20211129-0156989

RECORDING INFORMATION

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF Tennessee )
COUNTY OF Davidson )

The actual consideration for this transfer or value of property transferred (whichever is greater) is $475,000.00.

Patricia Green
Affiant

Sworn to and subscribed before me this 16th day of November, 2021.

Eliz Whitfield
Notary Public

My Commission Expires: 5-5-2025

(SEAL) ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

# GENERAL WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map/Parcel Number(s): |
|---|---|---|
| Jesse Rae Braswell and Taylor Ports<br>961 Carlin St<br>Goodlettsville, TN 37072 | New Owner(s)<br>CrossCountry Mortgage<br>6850 Miller Road<br>Brecksville, OH 44141 | 033-01-0-010.00 |

This Indenture is made on the 16th day of November, 2021, by and between **JOSH BLACK, A SINGLE MAN** ("Grantor"), and **JESSE RAE BRASWELL AND TAYLOR PORTS, WIFE AND HUSBAND** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Section Three of Plantation Estates of record in Plat Book 3700, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 43 fronts 174 feet on the Westerly margin of Carlin Street and extends back 281.3 feet on the northerly line and 206.4 feet on the Southerly line to a dead line in the rear, measuring 256.8 feet thereon.

Being the same property conveyed to Josh Black, a married man by General Warranty deed from David M. Whitman, Jr of record in Instrument No. 20190812-0080188 Register's Office for Davidson County, Tennessee, dated August 09, 2019 and recorded on August 12, 2019.

This is not the principal residence of the Grantor.

This is improved property known as 961 Carlin St, Goodlettsville, TN 37072.

This conveyance is being made subject to:

1. Taxes for the year 2022 and subsequent years, a lien not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 3700, Page 141, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 4257, Page 913, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7389, Page 153, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 16th day of November, 2021.

**GRANTOR:**

Josh Black

STATE OF Tennessee )
COUNTY OF Robertson )

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, JOSH BLACK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of November, 2021.

Patti Robitaille
Notary Public

My Commission Expires:

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2023

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 11/22/2021 (date of document).

Affiant Signature

11/22/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 22ND day of November, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025