This Instrument Prepared by & Return to:
Title Geeks, LLC
30 Crossland Avenue, Suite 201B
Clarksville, TN 37040
File No.: 2021-282

Karen Johnson Davidson County
Batch# 763503 DEEDWARR
11/30/2021 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20211130-0158182

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
CAROLYN JONES 3066 Whitland Crossing Dr Nashville, TN 37214	New Owner	096090B03300CO

THIS INDENTURE, made this 22 day of November, 2021 by

TRACEL LOCKHART, A single woman

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

* S.
CAROLYN JONES, A unmarried woman

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Enter Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 3066, on the Plan of Donelson's Place, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070703-0079564, shown as Exhibit "B" to an amendment of record in Instrument No. 20070712-0083113, further amended in Instrument No. 20070816-0098067 and Instrument No. 20101026-0085599, which was corrected by Scrivener's Affidavit of record in Instrument No. 20101112-0091023, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to TRACEL LOCKHART, A single woman by Deed dated from of record in Enter said Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 3066 WHITLAND CROSSING DR, Nashville, TN 37214.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2021 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Granter will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular orplural, as the case may demand.

IN WITNESS WHEREOF, the said Granter hereunder sets his/her hand and seal the day and yearfirst above written.

Tracel Lockhart

TRACEL LOCKHART

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public for said County and State TRACEL LOCKHART, the within named bargainers, with whom I ampersonally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Clarksville, Tennessee on this the 22 day of November, 2021.

Lashae Whitley

NOTARY PUBLIC
My commission expires: 09-18-2024

LASHAE WHITLEY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Tracel Lockhart

Affiant

Subscribed and sworn to before me, this the 22 day of November, 2021.

Lashae Whitley

NOTARY PUBLIC
My commission expires: 09-18-2024

LASHAE WHITLEY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

TRUE COPY CERTIFICATION

I, Sarah Ames, 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 November 22, 2021.

Signature
Date: November 22, 2021

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 22nd day of November, 2021 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD