Karen Johnson Davidson County
Batch# 770256 DEEDWARR
12/08/2021 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,095.20
20211208-0162814

STATE OF ~~TENNESSEE~~ Indiana
COUNTY OF ~~Davidson~~ Lake

The actual consideration or value, whichever is greater, for this transfer is $296,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of December, 2021.

Notary Public

My commission expires: 6/17/2028

TINA M. SWITZER
Notary Public - Seal
Lake County - State of Indiana
Commission Number NP0727408
My Commission Expires Jun 17, 2028

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brandon Adams, Trustee **The 2719 Live Oak Trust**	**NEW OWNER**	**11910014700**
PO BOX 695	**PO BOX 695**	
MADISON, TN 37116	**MADISON, TN 37116**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Diane Watkins, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 2719 Live Oak Trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of Mashburn Heights Subdivision, of record in Book 1835, Page 1, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Diane Watkins, by Warranty Deed from Nellie Edna Smith, unmarried, dated June 30, 1995, of record in Book 9721, page 910, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2719 Live Oak Road, Nashville, TN 37110.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their heirs and 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.

Diane Watkins Date: 12-2-21

STATE OF Indiana

COUNTY OF Lake

Personally appeared before me, a Notary Public of said County and State, Diane Watkins, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of December, 2021.

TINA M. SWITZER
Notary Public - Seal
Lake County - State of Indiana
Commission Number NP0727408
My Commission Expires Jun 17, 2028

Tina M Switzer
NOTARY PUBLIC

My Commission Expires: 6/17/2028

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/2/2021 (date of document).

Jennifer Russell
Affiant Signature

12/6/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6th day of December 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

