Karen Johnson Davidson County
Batch# 770331 DEEDWARR
12/08/2021 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20211208-0162900

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Rebecca Duval 1721 Red Jacket Drive Antioch, TN 37013	Owner	173-05-0A-189.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jason K. Cloud, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Rebecca Duval, unmarried woman**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 189 (One Hundred Eighty Nine) on the Plan of Barnes Crossing Planned Unit Development, as shown by Master Deed of record in Instrument No. 20050721-0084791 and Amended of record in Instrument No. 20051114-0136938, Register's Office tor Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jason K. Cloud, unmarried, by Warranty Deed from Jayme M. Parmakian, f/k/a Jayme M. Riggan and husband, Joe Parmakian, of record on December 2, 2010, at Instrument No. 20101202-0095888, Davidson County Register of Deeds.

This property commonly known as 1721 Red Jacket Drive, Antioch, TN 37013
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

Witness my hand, this 1st **day of December, 2021**:

Jason K. Cloud
Jason K. Cloud

BRITTANY R. BONNER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF Tennessee

COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jason K. Cloud,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of December, 2021:

Brittany R. Bonner
Notary Public

My Commission Expires: 10.04.2025

BRITTANY R. BONNER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF Tennessee

COUNTY OF Knox

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$275,000.00**:

Jason K. Cloud
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 1st DAY OFDecember, 2021:

Brittany R. Bonner
Notary Public

My Commission Expires: 10.04.2025

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 12/1/2021 (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

