PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

Karen Johnson
Batch# 775786
12/17/2021 09:45:28 AM
Fees: $13.00 Taxes: $1,036.00

Davidson County
DEEDWARR
2 pgs

20211217-0166993

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day December 2021 .

Notary Public

MY COMMISSION EXPIRES: 12-08-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sha'terika Perkins	Churchill Mtg. Corp.	163-11-0E-025-00
(NAME)	(NAME)	
2950 Baby Ruth Lane, Unit 25	1749 Mallory Lane, Ste 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Zachary J Fulton, unmarried,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey **unto Sha'terika Perkins, single person,** hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 25, on the Plan of Final Plat, Timber Trace Townhomes Second Revision of record in Plat at Instrument No. 20020514-0059199, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Zachary J. Fulton, unmarried man by Warranty Deed dated 09/07/2018 from Shalynn M. Massey, an unmarried person of record in Instrument 201809070089075, Register's Office for Davidson County, Tennessee.

This conveyance subject to All matters as set forth per Plat at Instrument 200011220115447, Plat at Instrument 200101040001310, and Plat atInstrument 200205140059199, Master Deed of record in Instrument 200011220115563, Said Master Deed was amended of record in Instrument 200103140024381, Said Master Deed was amended of record in Instrument 200103140024381, Instrument 200205170060761, Easement of record in Book 3765, Page 103, Book 3843, Page 727, Electrical Permit of record in Book 4572, Page 995, Book 4591, Page 552, Easement Agreement Easement of record in Book 8526, Page 362, Easements as contained in Deed of Conveyance of record in Book 9190, Page 480, Book 9190, Page 484, Charter of record in Instrument 200103290030061, said Register's Office.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2950 Baby Ruth Lane, Unit 25, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), his/her/their 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.

Effective the 14th Day December 2021 .

Zachary J Fulton

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Zachary J Fulton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of December, 2021

Notary Public

My Commission Expires: February 29, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129