WARRANTY DEED

Karen Johnson Davidson County
Batch# 801734 DEEDWARR
02/08/2022 11:39:41 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20220208-0014412

File No. TR-22-1775

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of February, 2022

Notary Public

MY COMMISSION EXPIRES: 7/9/22
(AFFIX SEAL)

LINDA H. WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark E. Carver and Chandra H. Carver, Co-Trustees of the Carter Living Trust, dated February 23, 2000	NEW OWNER	
(NAME)	(NAME)	103-15-0B-106.00-CO
483 Steadman Rd		
(ADDRESS)	(ADDRESS)	
Blountville, TN 37617		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **John Brandon Carver, an unmarried person, and Louis Alan Davis, an unmarried person**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark E. Carver and Chandra H. Carver, Co-Trustees of the Carter Living Trust, dated February 23, 2000**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A condominium apartment in Davidson County, Tennessee, being Unit No. 106 of Lion's Head Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan to the Master Deed of record in Book 5200, Page 82 Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to John Brandon Carver, an unmarried person, and Louis Alan Davis, an unmarried person, as joint tenants with right of survivorship by Warranty deed from Anne Edmunds Aguirre F/K/A Anne O. Edmunds, trustee of The Anne O. Edmunds revocable living trust dated April 18, 2013, as amended, AKA Anne Oser Edmunds, trustee of The Anne Oser Edmunds living trust Dated April 18, 2013, as amended of record in Instrument No. 20200205-0013595 Register's Office for Davidson County, Tennessee, dated February 03, 2020 and recorded on February 05, 2020.

This is property more commonly known as 4487 Post Place, 106, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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.

Witness my/our hand this 4th day of February, 2022.

John Brandon Carver

Louis Alan Davis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of February, 2022, before me personally appeared John Brandon Carver and Louis Alan Davis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of February, 2022.

Notary Signature
My commission expires:

