Karen Johnson Davidson County
Batch# 803037 DEEDWARR
02/10/2022 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220210-0015342

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me this 26th day of January, 2022.

Notary Public
My Commission Expires: 10/2/2023

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

2021-675

Address of New Owner:	Send Tax Bills to:	Tax Information:
Carine Abraham	Bank of Tennesse	
3921 Calumet Drive	2nd Floor, Mortgage 100 Med Tech Pkwy	150-14-0A-056.00-CO
Nashville, TN, 37013	Johnson City, TN 37604	

WARRANTY DEED

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 acknowledged, we

Curtis James Petty and Briana Irene Petty, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Carine Abraham, unmarried woman,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Calumet, Phase Three, P.U.D., as shown by plat of record in Plat Book 9700, Page 13, 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 Curtis James Petty and Briana Irene Petty, husband and wife by Warranty deed from Ricky Deon Shaw, an unmarried person of record in Instrument No. 20171103-0113155 Register's Office for Davidson County, Tennessee, dated October 30, 2017 and recorded on November 03, 2017. (Value of consideration shown in aforementioned deed $199,000.00.) Being also known as 3921 Calumet Drive Nashville, Tennessee 37013.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3921 Calumet Drive, Nashville, TN 37013.**

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 our hands this 26th day of January, 2022.

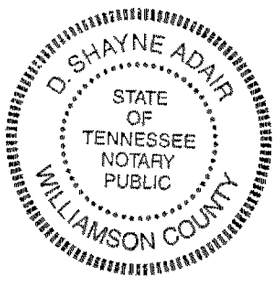
Curtis James Petty

Briana Irene Petty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Curtis James Petty and Briana Irene Petty, 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 and official seal at Nashville, Tennessee, this 26th day of January, 2022.



Notary Public, D. Shayne Adair
My Commission Expires: June 13, 2022

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 1/26/2022.

D. Shayne Adair

1/28/2022

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28 **day of** January **2022.**

Notary Public
My Commission Expires: 03/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY