Karen Johnson Davidson County
Batch# 817998 DEEDWARR
03/09/2022 09:37:47 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20220309-0026796

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Tammy Gumley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF March, 2022.

Deborah L. Barker
Notary Public

MY COMMISSION EXPIRES: 3-25-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Lynn Meyer	American Pacific Mortgage	
(NAME) 3416 Old Anderson Rd	(NAME) 3000 Lava Ridge Ct Ste 200	136-15-0C-002.00-CO
(ADDRESS) Antioch TN	(ADDRESS) Roseville CA 95661	
(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, **Fredericka Wells-Jackson, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Jennifer L. Meyer, a single woman** , HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. 2 on the Plan of Condominium Plat of Camden Court Townhomes of record in Plat at Instrument No. 20010205-0010878, 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 Fredericka Wells-Jackson, an unmarried woman by Warranty deed from Marcel O'Shee and Cristina G. O'Shee, husband and wife of record in Instrument No. 20160201-0009354 Register's Office for Davidson County, Tennessee, dated January 29, 2016 and recorded on February 1, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions including Subject to all matters shown on the Plan of record as Instrument Number 20010205-0010878, Register's Office of Davidson County, Tennessee;The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Camden Court Townhomes of record in Instrument Number 20010201-0009990, amended in Instrument No. 20010314-0024382 and Instrument No. 20010605-0058442, in said Register's Office' Articles of Amendment to Charter of record in Instrument Number 20010605-0058441, in said Register's Office; Quitclaim Deed to HOA for common area of record in Instrument Number 20010605-0058443, in said Register's Office; Subject to rights of others in and to the common areas and/or elements, **and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x unimproved _ property, known as 3416 Old Anderson Rd. 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 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 hand this 28th day of February, 2022.

Fredericka Wells-Jackson

Fredericka Wells-Jackson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Fredericka Wells-Jackson**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of February, 2022.

Jacqueline G Brown

Notary Public

My Commission Expires: 3-8-22

