Name and Address of New Owner:
Shenika Lawrence
4316 Summercrest Blvd
Antioch, TN 37013

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 818755 DEEDWARR
03/09/2022 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,250.60
20220309-0027293

This Instrument Prepared By:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 164-06-0A-060.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jessica L. Schneider**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Shenika Lawrence, single womam,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 60 on the Final Plat of Autumn Glen, Section 1, a Condominium Regime, as shown by plat appearing of record in Instrument #20020926-0117438, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jessica L. Schneider from Taylor H. Jones, pursuant to Final Decree of Divorce entered in the 4th Circuit Court for Davidson County, Tennessee, Docket #21D-25, by Quitclaim Deed dated April 16, 2021 and recorded April 29, 2021 in Instrument #20210429-0057290, said Register's Office.

Being the same property conveyed to Jessica L. Schneider from Lewis Peacock and Betty J. Gilliam, husband and wife, by Warranty Deed dated November 30, 2017 and recorded November 30, 2017 in Instrument #20171130-0122456, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of February, 2022.

_____(SEAL)
Jessica L. Schneider

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of February, 2022, before me personally appeared Jessica L. Schneider, 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 28th day of February, 2022.

LaTonya S Smith
Notary Signature
My commission expires: **08/27/2023**

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $338,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28th day of February, 2022.

LaTonya S Smith
Notary Signature
My commission expires: **08/27/2023**

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 2/28/22 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

2/28/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28 day of February, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

