Karen Johnson Davidson County
Batch# 844124 DEEDWARR
04/22/2022 09:48:03 AM 2 pgs
Fees: $13.00 Taxes: $1,313.13
20220422-0046576

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 6-24-2023
(AFFIX SEAL)

April G. Nichols
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Latausha Marie Stevenson	NEW OWNER	Parcel ID: 026-06-0A-042.00-000
(NAME)	(NAME)	
131 Canton Court		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, Dwayne Emric Escoffery and Rashonda S. Escoffery, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Latausha Marie Stevenson, an unmarried woman, hereinafter called the Grantees, their 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 Lot No. 49, on the Plan of The Townhomes at Windsor Green, Phase 1, Section 2, A Planned Unit Development, of record in Instrument No. 20030417-0051548, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made a more complete and accurate detailed description of said lot.

Being the same property conveyed to Joseph B. Osiak, an unmarried person, by Warranty Deed from Walter Howard and Cortney B. Scheiner, both unmarried dated February 26, 2008 recorded February 27, 2008, of record as Instrument No. 20080227-0019157 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Dwayne Emric Escoffery and Rashonda S. Escoffery, husband and wife, by Warranty Deed from Joseph B. Osiak, an unmarried person, dated April 15, 2021 recorded April 19, 2021, of record as Instrument No. 20210419-0052145 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 131 Canton Court, Goodlettsville, TN 37072

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 19 day of April, 2022

Dwayne Emric Escoffery

Rashonda S. Escoffery

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Dwayne Emric Escoffery and Rashonda S. Escoffery, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of April, 2022.

Notary Public

My Commission Expires: 1-5-2026

(SEAL)

ERIC B HENRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY