Karen Johnson Davidson County
Batch# 852814 DEEDWARR
05/10/2022 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20220510-0053195

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 440,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS 25th day of April, 2022

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(Affix Seal)

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

C22-080

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathaniel Armstrong and Sharon Crockett	new owner	
1116 Pawnee Trl	1116 Pawnee Trl	**053090B20900CO**
Madison, TN 37115	Madison, TN 37115	
(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,WE, **Joel M. Futerer, as his sole and separate property,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Nathaniel Armstrong and Sharon Crockett, Husband and Wife,** 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 1116 Pawnee Trl, Madison, Madison, TN 37115. Said property is being described as follows:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plane of Cumberland Station at Wilson Camp, Section Seven, a plat of record in Instrument No. 200610100125619, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joel M. Futerer, as his sole and separate property by Warranty Deed from Keanuenue Kipilii, as the only heir-at-law, deceased under Docket No. 18P717 in the Circuit Court, Probate, Division, Davidson County, Tennessee at Nashville dated 02/12/2019 and filed for record on 02/13/2019 of record in Instrument No. 20190213-0013484 , said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **1116 Pawnee Trl, Madison, TN 37115**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 April, 2022.

Joel M. Futerer

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joel M. Futerer** the bargainor(s) 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 this 26th day of April, 2022.

Commission Expires: May 10, 2022

Notary Public

CRYSTAL TIMBERLAKE
Notary Public - California
Los Angeles County
Commission # 2241879
My Comm. Expires May 10, 2022

Certificate of Authenticity

I, Holly A Mason, 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 4/26/22.

Affiant Signature

4/26/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26th day of April, 2022

Jacqueline G Brown
Notary's Signature

(Notary Seal)

My Commission Expires: 11/3/25