SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 866189 DEEDWARRSP
06/02/2022 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.74
20220602-0063537

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION ~~OR VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$500,200.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

HUNTER SMITH
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 31, 2026
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Alexis Esnault, McMichael & Gray, P.C., 22 Century Blvd, Suite 450, Nashville, TN 37214

File No.: TN-NAS-210868-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Alaina Tarver	JPMorgan Chase Bank, N.A.	087020B03900CO
(NAME)	(NAME)	
7912 Silver Oak Court	3415 Vision Drive	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Columbus, OH 43219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY EXPRESSLY ACKNOWLEDGED, THE UNDERSIGNED, **DAVIDSON HOMES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALAINA TARVER, AN UNMARRIED PERSON,** 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 39, Final Plat, Cobblestone Landing Phase 2B Subdivision, as shown on plat of record in Plat Book 20210504-0059747, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Further, being a portion of the same property conveyed to Davidson Homes, LLC, an Alabama limited liability company, by Warranty Deed dated June 24, 2021 from Jan Marie Wingfield, Steven Redman Greenwell, and John Gregory Greenwell, Co-Trustees of The John Greenwell Trust B, recorded August 4, 2021 as Instrument Number 20210804-0104676, in the Official Records of Davidson County, Tennessee. Also, see Scrivener's Affidavit of record in Instrument No. 20220207-0013613, of said Register's Office.

unimproved ☐
This is improved ☒ property, known as 7912 Silver Oak Ct, Mt Juliet TN 37122
(House No.) (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 claiming by, through or under GRANTOR, but not otherwise. 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 27 day of May, 2021.

Davidson Homes, LLC, an Alabama limited liability company

BY: _____
Authorized Signor

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Tom Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be an Authorized Person of Davidson Homes, LLC, an Alabama limited liability company, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said grantor.

Witness my hand, at the office, this 27 day of May, 2021.

Commission Expires: _____

_____
Notary Public

HUNTER SMITH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 31, 2026
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Alexis Esneault, 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 correct copy of the original document executed and authenticated according to law on this 27 day of May ,2022.

Alexis Esneault
Signature

05/27/22
Date

State of Tennessee

County of Davidson

Personally appeared before me, Hunter Smith , a notary public for this county and state, Alexis Esneault, who acknowledges that this certification of an electronic document is true and correct and whose signature have witnessed. Sworn and subscribed before me this 27 day of May , 2022.

HUNTER SMITH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 31, 2026
COUNTY OF WILLIAMSON

Notary Signature

MY COMMISSION EXPIRES: _____

NOTARY"S SEAL

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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