WARRANTY DEED

Karen Johnson Davidson County
Batch# 873394 DEEDWARR
06/17/2022 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220617-0069424

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF June, 20 22

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Comfort Akpan	New Owner	
(NAME) 4948 Secretariat Dr.	(NAME)	150140D03500CO
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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, **Carol D. Boutwell, a single person** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Comfort Akpan, 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 Lot No. 119, on the Plan of Keeneland Downs, Phase One, RS 10 Cluster Lot Subdivison, of record in Instrument No. 20070612-0070162, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Carol D. Boutwell, a single person, by virtue of that certain Warranty Deed dated February 29, 2016, and being of record at Instrument No. 20160301-0019376 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including Subject to all matters of record in Plat Book Instrument No. 20070612-0070162, in the Register's Office of Davidson County, Tennessee; Declaration of Restrictions, Protective Covenants and Easements recorded at Instrument No. 20050428-0047256, 20100329-0023418 and 20180921-0093579, in the said Register's Office; Charter recorded at Instrument No. 20100329-0023419, in the said Register's Office; Easements of record at Instrument No. Book 2544, Page 388, 450, Book 3570, Page 15, Instrument No. 20070625-0075335, 20080312-0024884 and 20140625-0055377, as recorded in the said Register's Office; Agreement of record in Instrument No. 20051026-0129107, in the 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 property, known as 4948 Secretariat Dr. 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 6th day of June, 2022.

Carol D Boutwell

Carol D. Boutwell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Carol D. Boutwell,** 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 6th th day of June, 2022.

Jacqueline G Brown

Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 6/6/22.

Affiant Signature

6/6/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th day of June, 2022

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25