Karen Johnson Davidson County
Batch# 876253 DEEDWARR
06/23/2022 11:48:25 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20220623-0071764

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Patricia Souffrant
Affiant

Subscribed and sworn to before me this 22nd day of June, 2022.

Notary Public
My Commission Expires: 1-23-23

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

File No.: 2022-387

Address of New Owner:	Send Tax Bills to:	Tax Information:
Patricia Souffrant, a single woman	First Horizon Bank	
603 Bridgette Ct.	12719 Cantrell Rd,	Property 1: 164-13-0-209
Antioch, TN 37013	Little Rock, AR 72223	

WARRANTY DEED

For and in 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

Nora Sue Faulkner, a widow

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Patricia Souffrant, unmarried woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Property 1:
Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Asheford Crossing, Section Four of record in Plat Book 9700, Page 912, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Darrell G. Faulkner and Nora Sue Faulkner, husband and wife by Warranty Deed from Lavonne J. Stevens, now unmarried of record in Instrument No. 20130906-0094396 Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on September 06, 2013. (Value of consideration shown in aforementioned deed $146,500.00.) The said Darrell G. Faulkner has since died on 9/8/21, leaving Nora Sue Faulkner as the sole owner being the surviving spouse.

This conveyance is subject to any and all restrictions and easements of record.

This is __X__ improved _____unimproved property and the address of the herein described property is believed to be 613 Bridgette Court, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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/our hands this 22nd day of June, 2022.

Nora Sue Faulkner

Nora Sue Faulkner

_____

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Nora Sue Faulkner and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin TN this 22nd day of June, 2022.

_____
Notary Public at Large

My Commission Expires: 1-22-23

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY