WARRANTY DEED

Karen Johnson Davidson County
Batch# 880895 DEEDWARR
06/29/2022 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20220629-0075538

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 3.3.2025 (AFFIX SEAL)

COUNTY OF DAVIDSON
TENNESSEE NOTARY PUBLIC
STATE OF
AMORIE WHITE

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
Carter Capital Group, LLC	Carter Capital Group, LLC	
(NAME)	(NAME)	
P.O. Box 1633	P.O. Box 1633	16205018300
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37121	Mt. Juliet, TN 37121	
(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, **Debbie June Petty, unmarried** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carter Capital Group, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, 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. 160 on the Plan of Section Two, Fair Oaks, of record in Book 4460, Page 52, Register's Office for Davidson County, Tennessee.

SAID Lot No. 160 fronts 80.0 feet on the northerly margin of Ocala Drive and extends back 148.70 feet on the easterly line and 148.10 feet on the westerly line to a dead line in the rear, measuring 88.98 feet thereon.

Being the same property conveyed to Debbie June Petty, by virtue of that certain Last Will and Testament Deed dated September 11, 2018, and being of record at Instrument No. 20220421-0046277 and Order at Instrument No. 20220421-0046276 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Verna Louise Boyd by virtue of Deed dated April 1, 1983 at Book 6033, Page 633 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 270 Ocala Dr. Nashville, TN 37211
(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 28th day of June, 2022.

Debbie June Petty

Debbie June Petty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Debbie June Petty** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of June, 2022.

Notary Public
My Commission Expires: 1-6-25



Certificate of Authenticity

I, Holly H Nasar, 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 June 28, 2022.

Affiant Signature

6/28/22
Date

State of Tennesseee
County of Davidson

Sworn to and subscribed before me this 28th 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