Karen Johnson Davidson County
Batch# 885571 DEEDWARR
07/07/2022 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20220707-0078679

WARRANTY DEED

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $543,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF July, 2022

Notary Public

MY COMMISSION EXPIRES: 10/2/2023

(AFFIX SEAL)

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
Kevita R Anthony and Traveda Jordan	NEW OWNERS	
(NAME)	(NAME)	049-01-0B-014.00
529 Cherry Grove Ln		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(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 Lynne Minor, Trustee of the Carol Lynne Minor 2018 Revocable Living Trust**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Kevita R Anthony and Traveda Jordan, a married couple,** 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. 8 on the Final Plat, Cherry Grove, Phase 1B, as shown by Plat appearing of record by Instrument No. 20060927-0119685 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of the property said lot.

Being the same property conveyed to Carol Minor, Trustee of the Carol Minor 2018 Revocable Living Trust by Quitclaim deed from Carol Minor of record in Instrument No. 20181119-0113861 Register's Office for Davidson County, Tennessee, dated November 02, 2018 and recorded on November 19, 2018.

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

unimproved
This is improved x property, known as 529 Cherry Grove Lane Whites Creek, TN 37289
(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 July, 2022.

Carol Lynne Minor, Trustee of the Carol Lynne Minor 2018 Revocable Living Trust

By: Carol Lynne Minor, Trustee

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 Lynne Minor, Trustee of the Carol Lynne Minor 2018 Revocable Living Trust** , 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 day of July, 2022.

Notary Public

My Commission Expires: _____

LISA M. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Certificate of Authenticity

I, Drusilla Bryant, 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 7-6-2022.

Drusilla Bryant
Affiant Signature

7-6-2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of July, 2022.

VB
Notary's Signature

My Commission Expires: 10/02/2023

Notary's Seal

