Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0291

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00

Karen Tomlinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of July, 2022

Janel Johnson
Notary Public

Commission Expires: 3/8/23

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 893092 DEEDWARR
07/25/2022 10:40:32 AM 2 pgs
Fees: $13.00 Taxes: $2,090.50

20220725-0084580

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kenneth R. Carlson 307 Fairbanks Road Goodlettsville, TN 37072	First Community Mtg 1820 Swarthmore Ave Lakewood, NJ 08701	033-07-0-009.00

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, I/WE,

Erica Anderson, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth R. Carlson, unmarried man

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. 21, on the Plan of Blair Manor Subdivision, of record in Book 3300, Page 32, Register's Office, Davidson County, Tennessee.

Said Lot No. 21 fronts 145.0 feet on the Easterly side of Fairbanks Road and runs back 272.51 feet on the Northerly side and 311.71 feet on the Southerly side to a dead line in the rear on which it measure 150.2 feet thereon.

BEING the same property conveyed to Erica Anderson, an unmarried woman, by Warranty Deed from Mary Sonjia Thompson, an unmarried woman, dated 7/19/2019 and recorded 7/23/2019 in Instrument No. 20190723-0072278, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 307 Fairbanks Road, Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of July, 2022.

Erica Anderson

Erica Anderson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Erica Anderson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 14th day of July, 2022.

Kim Graves

Notary Public
My Commission Expires: 8·20·24

(Notary Seal)

