(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Karen Johnson Davidson County
Batch# 899379 DEEDWARR
08/05/2022 11:13:58 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20220805-0089308

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-18087-SL

DEVIN OAKLEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/21/26
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of July, 2022.

Notary Public
My Commission Expires: 3-21-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jhony Martinez Nava 105 Aileen Court Antioch, TN 37013	New Owner	149 02 0 009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Edward J. Carter, Jr. and wife Lisa Nicole Carter, in her individual capacity, as tenants by the entirety** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jhony Martinez Nava, an unmarried person**, hereinafter called the Grantee(s), his/her/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 #8 on the plan of Cottage Hill, Section 1, of record in Book 4860, Page 83, Register's Office for said County.

Said Lot #8 fronts 83.94' on the Southerly margin of Aileen Court and extends back 311.54' on the Westerly line and 318.46' on the Easterly line to a broken line in the rear, Measuring 198.4' thereon.

Being the same property conveyed to Edward J. Carter, Jr. and wife Lisa Nicole Carter, in her individual capacity, as tenants by the entirety, by Warranty Deed from Lisa Nicole Carter, as Executrix of the estate of Peggie Ernestine (Townsend) Mitchell, of record in Instrument No. 20220621-0070462, in the Register's Office for Davidson County, Tennessee, dated April 21, 2022 and recorded on June 21, 2022.

Being the same property conveyed to Peggie E. Mitchell, an unmarried person, by Warranty Deed from Dean Meyer and spouse, Rebecca S. Meyer, of record in Instrument No. 20110602-0042008, in the Register's Office for Davidson County, Tennessee, dated May 20, 2011 and recorded on June 2, 2011. The said Peggie E. Mitchell having since died. The Last Will and Testament in Davidson Probate Case No. 21P1749.

This is ☒ improved or ☐ unimproved property located at: **105 Aileen Court, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2022.

GRANTOR:

Edward J. Carter, Jr.

Lisa Nicole Carter

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lisa Nicole Carter and Edward J. Carter, Jr., the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

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

Notary Public
My Commission expires: 11/6/24