Karen Johnson Davidson County
Batch# 931945 DEEDWARR
10/20/2022 11:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221020-0114490

Recordation Requested By/Return to:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850
File No. 2022-09-865

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, ESQ.
o/b/o BC Law Firm, P.A
P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
ROSEMARIE DAVIS	ROSEMARIE DAVIS	108 12 0B 256.00
108 NEW HAVEN COURT NASHVILLE, TN 37214	108 NEW HAVEN COURT NASHVILLE, TN 37214	

This Deed executed this 14th day of October 2022, for good consideration, I (We) **ROSEMARIE M. DAVIS, ALSO KNOWN AS ROSEMARIE DAVIS, UNMARRIED PERSON** whose mailing address is 108 NEW HAVEN COURT, NASHVILLE, TN 37214, hereby bargain, deed and convey to **ROSEMARIE DAVIS, UNMARRIED WOMAN** whose mailing address is 108 NEW HAVEN COURT, NASHVILLE, TN 37214, the following described land in DAVIDSON County, to wit:

BEING LOT NO. 51, ON THE PLAN OF FINAL PLAT, SECTION TWO, HARBORVIEW, FINAL PHASE, OF RECORD IN PLAT BOOK 9700, PAGE 708, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Rosemarie M. Davis, unmarried person from Precision Homes, Inc. by Warranty Deed dated September 2, 2003 and recorded September 4, 2003 among the Land Records of Davidson County, State of Tennessee in Instrument No. 20030904-0128629.

APN: 108 12 0B 256.00

Property Address: 108 NEW HAVEN COURT, NASHVILLE, TN 37214

This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 14th day of October, 20 22.

Rosemarie M. Davis A/K/A Rosemarie Davis
ROSEMARIE M. DAVIS, A/K/A ROSEMARIE DAVIS

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 14th day of October, 2022, before me personally appeared **ROSEMARIE M. DAVIS, A/K/A ROSEMARIE DAVIS**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

Notary Public
My Commission Expires: 3/7/23

CATRENA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 0.00 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Rosemarie M. Davis A/K/A Rosemarie Davis
Signature of Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 14th day of October, 20 22.

Notary Public
My Commission Expires: 3/7/23

CATRENA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

Name and address for person(s) responsible for taxes:
ROSEMARIE DAVIS
108 NEW HAVEN COURT
NASHVILLE, TN 37214

Name and Address of property owner:
ROSEMARIE DAVIS
108 NEW HAVEN COURT
NASHVILLE, TN 37214

Tennessee Certification of Electronic Document

I, Kristen Carlisle, 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 10/14/2022 (date of document).

Affiant Signature

10/20/2022
Date

State of Maryland

County of Carroll

Sworn to and subscribed before me this 20 day of OCTOBER, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/07/2024

NOTARY'S SEAL

