Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-VH-22-548

Name and Address of New Owner:
Lakeshia Sady
548 Singer Drive
Madison, TN 37115

Karen Johnson Davidson County
Batch# 939044 DEEDWARR
11/08/2022 10:33:48 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20221108-0119879

Send Tax Bills To:
Eustis Mortgage Corp., dba Prosperity Mortgage Advisors
147 Raymond Hirsch Parkway Ste A.
White House, TN 37188

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 043-06-0-315

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Cynthia Jordan, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lakeshia Sady, An Unmarried Woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 190 on the Plan of Madison Park, Section 8, as of record in Plat Book 4300, page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Cynthia Jordan, a single woman by Deed dated June 28, 2006 from Carolyn Craft and Donnie Watson, both unmarried, recorded June 29, 2006, in Instrument Number 20060629-0078092, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of November, 2022.

Cynthia Jordan (SEAL)
Cynthia Jordan

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 4th day of November, 2022, before me personally appeared Cynthia Jordan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of November, 2022.

Notary Signature
My commission expires: 10/02/2023

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cynthia Jordan
Cynthia Jordan

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 4th day of November, 2022.

Notary Signature
My commission expires: 10/02/2023

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON