This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 950941 DEEDWARR
12/13/2022 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20221213-0129326

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $210,000

Affiant Signature

Subscribed and sworn to before me on this the 9th Day of Dec, 2022.

Notary Public

My Commission expires 7/7/2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Lakessa Perkins
224 Macfie Drive
Madison, TN 37115

SEND TAX BILLS TO:
Lakessa Perkins
224 Macfie Drive
Madison, TN 37115

MAP AND PARCEL NUMBER: 03316020400

WARRANTY DEED
22NT01608

Effective the 9th Day of Dec, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Calita R. Giles, unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Lakessa Perkins

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

BEING Lot No. 186-A, on the Plan of Zone Lot Division of All Lots of Phase One, Cedar Bluff, of record in Plat Book 6250, Pages 836 and 837, amending Plat Book 5200, Page 610 and Plat Book 6250, Page 827, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property as conveyed to Calita R. Giles, unmarried by Warranty Deed from Charles L. Alexander dated 10/03/2002 recorded 10/07/2002 in Book NA, Page NA, as Document Number 20021007-0121993, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 224 MacFie Dr, Madison, TN 37115-2387

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 9 day of December 2022

Calita R. Giles

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Calita R. Giles,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of December 2022.

Notary Public

My Commission expires: 9 / 2 / 24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Katrina Hoff 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 12/9/22 (date of document).

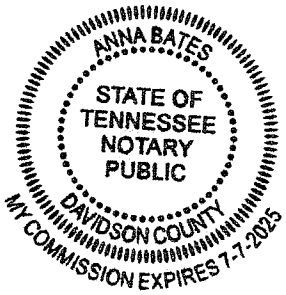
Affiant Signature

12/13/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th of December, 2022.

(SEAL)



Notary's Signature
My Commission Expires: