Karen Johnson Davidson County
Batch# 952908 DEEDWARR
12/19/2022 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20221219-0130885

WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Rachel Mein
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2022

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 01-06-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angela Emerson	Canopy Mortgage	149-06-0-A-110.00 CO
(NAME)	(NAME)	
110 Okee Trail	360 Technology Court Suite 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Lindon, UT 84042	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jeffrey Carson, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angela Emerson, a single woman,** 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:

Being all of Unit No. 110 on the Plan of Chinquapin, Phase I, a Planned Unit Development, as of record in Plat Book 6900, page 358, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeffrey Carson, and Wife, Yasmin Carson, by Warranty Deed from Danielle E. Hennis, unmarried, dated April 27, 2006, of record in Instrument No. 20060502-0050531, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Jeffrey Carson, an unmarried person, by Quitclaim Deed from Rebecca Yasmine Valentine (being one and the same person as Yasmine Carson), an unmarried person, dated November 4, 2008, of record in Instrument No. 20081113-0112473, Register's Office for Davidson County, Tennessee.

* Cara Crossan Carson, wife of Jeffrey Carson, hereby joins in the execution of this instrument for the purpose of conveying her interest, marital or otherwise, if any, in the above-described tract or parcel of land.

unimproved ☐

This is improved ☑ property, known as 110 Okee Trail, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Plat Book 6900, page 358; Restrictions of record in Book 7127, page 829 and Book 7255, page 968; Articles of Incorporation/ Charter of record in Book 7127, page 806; By-

Laws of record in Book 7127, page 814; all of record in the Register's Office for Davidson County, Tennessee.

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. 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 my hand this 16th day of December, 2022.

Jeffrey Carson

Cara Crossan Carson

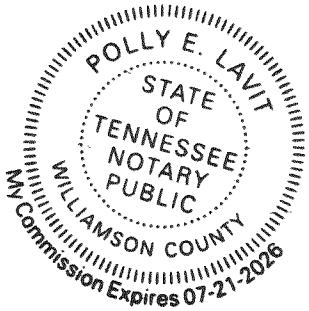
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jeffrey Carson and Cara Crossan Carson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 16th day of December, 2022.

Notary Public
My Commission Expires: _____

File No.: 37093



CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 December 19, 2022.

Affiant
Date: 12/19/22

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 19th day of December, 2022

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY