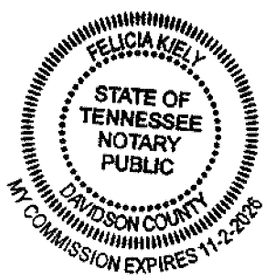
Karen Johnson Davidson County
Batch# 955993 DEEDWARR
12/29/2022 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20221229-0133420




STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $299,000.00

Amanda Allen
Affiant

Subscribed and sworn to before me, this the 23rd day of December, 2022.

Notary Public

My Commission Expires: 11/2/2026
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
**GREENVUE TITLE AND ESCROW, LLC**
**451 N. Thompson Lane, Suite D**
**Murfreesboro, TN 37129**

## WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills to: | Map-Parcel No.(s): |
|---|---|---|
| Frederick Weaver | First Bank | 150-03-0-174.00 |
| 3503 New Windsor Court | 722 Columbia Ave. | |
| Antioch, TN 37013 | Franklin TN 37064 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Queen Saunyama, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Frederick Weaver, unmarried

HEREINAFTER CALLED THE GRANTEE, HIS 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 No. 43B on the Plan of Chelsea of Priest Lake, Section 1-B, Zone Lot Division of Lots 43-47, of record in Book 6250, Page 264, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 43B fronts 45.77 feet on the easterly margin of Windsor Court and extends back 98.32 feet on the northerly line and 120.43 feet on the southerly line to a dead line in the rear measuring 92.36 feet thereon.

BEING the same property conveyed to Queen Saunyama, unmarried, by Warranty Deed from Patricia S. Phipps, as Personal Representative of the Estate of Roy Eugene Smith and Patricia S. Phipps and Roy Eugene Smith, Jr. and Marilyn Smith Burney, dated 8/4/2011 and recorded 8/18/2011 in Instrument No. 20110818-0064003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 3503 New Windsor Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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/our hand(s) this 22nd day of December, 2022.

Queen Saunyama

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Queen Saunyama with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 22nd of December, 2022.

Notary Public

My Commission Expires: 1/19/2025

(SEAL)



## Tennessee Certification of Electronic Document

I, Steven T. Morris 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 December 28, 2022 (date of document).

Affiant Signature

December 28, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 28th day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023