Karen Johnson Davidson County
Batch# 966064 DEEDWARR
01/31/2023 01:52:30 PM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20230131-0007206

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

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $280,000.00

Affiant Signature

Subscribed and sworn to before me on this the 25 day Jan 2023.

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:
Calvin Carter
3220 Country Lane Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Calvin Carter
3220 Country Lane Drive
Antioch, TN 37013

MAP AND PARCEL NUMBER: Tax ID #: 15007020700

WARRANTY DEED
22NT01646

Effective the 25 Day of Jan, 2023 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,

Estate of Barbara Martin Strong

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

Calvin Carter, a single man

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

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. 184 on the Plan of the Country Section 5, as of record in Book 5200, Page 271 and 272, said Register's Office.

Said Lot No. 184 fronts 80.0 feet on the Westerly side of Country Lawn Drive and runs back between parallel lines 125.0 feet to a line in the rear measuring 80.00 feet.

Being the same property as conveyed to Barbara M. Strong by Quitclaim Deed from Angela Lopez dated 03/19/2018 recorded 03/22/2018 in Book NA, Page NA, as Document Number 20180322-0027118, Register's Office for Davidson County, Tennessee. Barbara M. Strong aka Barbara Martin Strong died 3/3/2020, her estate probated in the Davidson County Probate Court Case no. 20P660.

This is an improved property commonly known as: 3220 Country Lawn Dr, Antioch, TN 37013-1238

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 25 day of Jan 2023.

Shasty Strong

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Shasty Strong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signor of the Estate of Barbara Martin Strong, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 25 day of Jan, 2023.

Notary Public
My Commission expires: 1/4/27

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Legal Description
(Exhibit A)

22NT01646 15007020700

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. 184 on the Plan of the Country Section 5, as of record in Book 5200, Page 271 and 272, said Register's Office.

Said Lot No. 184 fronts 80.0 feet on the Westerly side of Country Lawn Drive and runs back between parallel lines 125.0 feet to a line in the rear measuring 80.00 feet.

Being the same property as conveyed to Barbara M. Strong by Quitclaim Deed from Angela Lopez dated 03/19/2018 recorded 03/22/2018 in Book NA, Page NA, as Document Number 20180322-0027118, Register's Office for Davidson County, Tennessee. Barbara M. Strong aka Barbara Martin Strong died 3/3/2020, her estate probated in the Davidson County Probate Court Case no. 20P660.

This is an improved property commonly known as: 3220 Country Lawn Dr, Antioch, TN 37013-1238

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 1/25/23 (date of document).

Affiant Signature

1/31/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31 of January, 23.

(SEAL)

Notary's Signature
My Commission Expires:

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