WARRANTY DEED

Karen Johnson Davidson County
Batch# 981794 DEEDWARR
03/17/2023 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20230317-0019366

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATELYNNE C EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCT 2, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Wade and Paula Morgan	American Pacific Mortgage Corporation &/or Warehouse Lenders	163 16 0A 353.00
(NAME) 1504 Ruddell Lane	(NAME) 3000 Lava Ridge Court,, Suite 200	
(ADDRESS) Antioch , TN 37013	(ADDRESS) Roseville, CA 95661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kimberley Jackson, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Michael Wade, an unmarried man and Paula Morgan, an unmarried woman, as joint tenants with the right of survivorship**, 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:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 353 on the Final Plat of Phase 3-B, Provincetown, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20080812-0082993, Exhibit "A" to the Supplemental Declarations, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description thereof.

Together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration.

Being the same property conveyed to Kimberley Jackson, an unmarried woman from Centex Homes, a Nevada general partnership by Deed dated March 10, 2009 and recorded on March 23, 2009 in Instrument No. 20090323-0025745, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 1504 Ruddell Lane , 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 Grantees, their heirs and assigns forever; and I do covenant with the said Grantees that I am 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 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 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 March, 2023.

Kimberley Jackson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

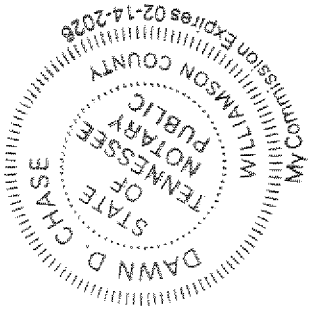
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Kimberley Jackson, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of March, 2023.

Notary Public

My Commission Expires:

(SEAL)



Certificate of Authenticity

I, Jameika Jones, 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 3/16/2023.

Date

Jameika Jones
Affiant Signature

03/17/2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 17th day of March, 20 23.

Notary's Signature

My Commission Expires: _____
Date

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

Notary's Seal (if on paper)