Karen Johnson Davidson County
Batch# 989218 DEEDWARR
04/06/2023 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20230406-0025229

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $360,000.00 Regina Sullo
Affiant

Subscribed and sworn to before me, this 4th day of April, 2023.

Notary Public

My commission expires: 3/3/26

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jocelyn Imani	New Owner	**059-08-0-172.00**
2937 Claymille Blvd		
Nashville, TN 37207		

FOR AND IN 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, WE, **Helene Goodworth Miller, an unmarried woman**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jocelyn Imani, a single person,** 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:

Property known as: 2937 Claymille Blvd, Nashville, TN 37207, County of Davidson

Being Lot 89, Phase 1, Claymille Station, of record in Book 6900, pages 322 and 323, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Helene Goodworth Miller, an unmarried woman, by Warranty Deed from Jerry Holman, an unmarried man, dated 04/28/2017 and recorded 05/03/2017 in Instrument No. 20170503-0043490, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 059-08-0-172.00

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is Improved property known as: 2937 Claymille Blvd, Nashville, TN 37207.

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 in 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/our hand(s) this 4th day of April, 2023.

Helene Goodworth

STATE OF ~~TENNESSEE~~ New York RF
COUNTY OF ~~DAVIDSON~~ Putnam RH

On this 4th day of April, 2023, before me personally appeared **Helene Goodworth**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 4th day of April, 2023.

Notary Public

Commission Expiration:

5/19/2024

ROBERT J HUG JR
NOTARY PUBLIC-STATE OF NEW YORK
No. 01HU6186680
Qualified in Dutchess County
My Commission Expires 05-19-2024

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4/4/23 (date of document).

Regina Sullo
Affiant Signature

4/6/2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 6 day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026