WARRANTY DEED

Karen Johnson Davidson County
Batch# 1007343 DEEDWARR
05/24/2023 03:04:30 PM 4 pgs
Fees: $23.00 Taxes: $869.50
20230524-0039249

File #23-PA-0212-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAMELA AUTRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 11-19-2023

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Terra Leanne Reeves, Trustee of The Terra Leanne Reeves Revocable Trust dated May 1, 2023	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	
212 24th Street	**1036 Stearman Drive, Suite 6**	**053 08 0 060.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37138	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SANDRA LEE WATTERS, AN UNMARRIED PERSON, NIKKOLE TURNER, A SINGLE PERSON, JENNIFER ADAMS, A MARRIED PERSON, AND DEVON TUCKER, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TERRA LEANNE REEVES, TRUSTEE OF THE TERRA LEANNE REEVES REVOCABLE TRUST DATED MAY 1, 2023** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Lot No 1, Block 10, Dabbs and Elliot Subdivision No. 1, (Dupont Lands) Old Hickory, Tennessee, as of record in Plat Book 547, page 97, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 50 feet on the Easterly side of 24th Street and runs back between parallel lines 144 feet, and measures 50 feet on the rear.

Being the same property conveyed to Sandra Lee Watters, an unmarried woman, by Warranty Deed from Tony G. Rogers-Sirten (fka Tony G. Sirten) and Spouse, Ronald E. Rogers-Sirten (fka Ronald E. Rogers), of record in Instrument No. 20151109-0113941, in the Register's Office of Davidson County, Tennessee, dated November 05, 2015 and recorded on November 09, 2015.

Further being the same property conveyed to Sandra Lee Watters, unmarried, Nikkole Turner, married, Jennifer Adams, married and Devon Tucker, married as joint tenants in common with rights of survivorship, by Quitclaim Deed from Sandra Lee Watters, unmarried, of record in Instrument No. 20160808-0081892, in the Register's Office of Davidson County, Tennessee, dated August 05, 2016 and recorded on August 08, 2016.

Said property has never been the primary marital residence of any of the herein named Grantors.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Dabbs and Elliot Subdivision No. 1, (Dupont Lands) Old Hickory, Tennessee, as recorded in Plat Book 547, Page(s)97.

No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **212 24th Street, Old Hickory, TN 37138**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 8th day of May, 2023.

Sandra Lee Watters

Sandra Lee Watters

Nikkole Turner by Sandra Lee Watters Attorney In Fact

Nikkole Turner by Sandra Lee Watters, Attorney-In-Fact

Jennifer Adams

Devon Tucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of May, 2023, before me personally appeared Sandra Lee Watters, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of May, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of May, 2023, before me personally appeared Sandra Lee Watters, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of NikkoleTurner, and acknowledged that she executed the same as the free act and deed of the said Nikkole Turner.

Witness my hand, at office, this 8th day of May, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of May, 2023, before me personally appeared Jennifer Adams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of May, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of May, 2023, before me personally appeared Devon Tucker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of May, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the 8th day of May, 2023.

Affiant Signature
Date 05/08/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8th day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

