Karen Johnson Davidson County
Batch# 1023670 DEEDWARR
07/07/2023 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20230707-0052061

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $370,000.00

Affiant

Subscribed and sworn to before me, this 7th day of July, 2023.

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Christian Mitchell James **Samantha Kirby James**	**New American Funding Inc.,**	**151090A34800CO**
6457 Paddington Way	**14511 Myford Rd., Ste 100**	
Antioch, TN 37013	**Tustin, CA 92780**	

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 ACKNOWLEDGE, WE,

Barrett Newsome and India Marie Newsome, husband and wife

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

Christian Mitchell James and Samantha Kirby James, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 267, on the plan of Long Hunter Chase, Phase 3, Section 3A, a Planned Unit Development, of record in Instrument No. 20081014-0103114, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Barrett Newsome and India Marie Newsome, husband and wife, by Warranty Deed from Ole South Properties, Inc., a Tennessee corporation, dated March 15, 2016, of record in Instrument No. 20160323-0027470, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Deed of Conveyance to Nashville/ Davidson County of record in Book 4584, Page 201, said Register's Office.

Declaration of Taking to Tennessee Valley Authority/ United States of America for Easement and Right of Way of record in Book 4446, Page 423, said Register's Office.

Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20001030-0107415, said Register's Office.

Stormwater Detention Agreement of record in Instrument Nos. 20020718-0086411 and 20040908-0108434, said Register's Office.

Charter of Long Hunter Chase Homeowners Association of record in Book 9433, Page 953, said Register's Office.

By-Laws of record in Book 9430, Page 251, said Register's Office.

Quitclaim Deed to Homeowners Association for Open Space/ Common Area of record in Instrument No. 20130501-0043495, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 6457 Paddington Way, 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 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.

_____ Date: 7/6/23
Barrett Newsome

_____ Date: 7/6/23
India Marie Newsome

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Barrett Newsome and India Marie Newsome, the within named Grantor(s), with whom I am personally acquainted (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, at office, this 6 day of July, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 3/3/26

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Certificate of Authenticity

I, Jennifer Russell, 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 7/6/23.
Date

Jennifer Russell
Affiant Signature

7/7/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 7 day of July, 2023.

China A
Notary's Signature
My Commission Expires: 3/3/26

Notary's Seal (if on paper)

