

This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215
P 615.414.1368 F 615.915.4964

Karen Johnson Davidson County
Batch# 1032860 DEEDWARR
08/01/2023 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,060.90
20230801-0059136

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $557,000.00.

Sarah G. Sims
Affiant

Subscribed and sworn to before me, this 19 **day of JULY, 2023.**

Notary Public
My commission expires: November 6, 2024

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
ADAM WHITAKER 4124 HELENA BAY COURT HERMITAGE, TN 37076	NEW OWNER	09708010200

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHANIKA MADDOX, UNMARRIED WOMAN,** hereinafter referred to as Grantors, has bargained and sold, and does hereby transfer and convey to **ADAM WHITAKER, UNMARRIED MAN, AND KRISTIN LATTREL, UNMARRIED WOMAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantees, their successors 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. 4 on the plan of Final Plat, Lake Park, Section Twelve, of record in Plat Book 8250, Page 804, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Shanika Maddox, an unmarried individual, by Quit Claim Deed from Jordan Shanklin, an unmarried individual, of record in Instrument No. 20220207-0013896, in the Register's Office of Davidson County, Tennessee, dated February 06, 2022, and recorded on February 07, 2022.

Being the same property conveyed to Shanika Maddox, an unmarried woman, and Jordan Shanklin, an unmarried man, Joint Tenants with Right of Survivorship, by Warranty Deed from Cloud9 Ventures, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210323-0038339, in the Register's Office of Davidson County, Tennessee, dated March 23, 2021, and recorded on March 23, 2021.

This property is improved property known as 4124 HELENA BAY COURT, HERMITAGE, TN 37076.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 19 day of JULY, 2023.

SHANIKA MADDOX

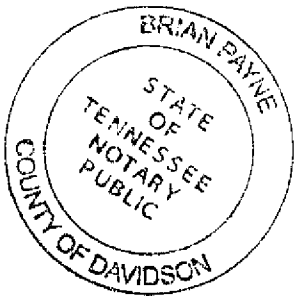
Acknowledgement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANIKA MADDOX, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 19 day of JULY, 2023.

Notary Public
Commission expiration date: 09/07/26



TRUE COPY CERTIFICATION

I, Marty Berry, do hereby make oath that I am 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 7/19/23 (date of document).

Marty Berry

8/1/23

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 1 day of August, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 22, 2026