# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1039544 DEEDWARR
08/17/2023 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20230817-0064361

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF March, 2023

Notary Public

MY COMMISSION EXPIRES: 11-06-24

(AFFIX SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MST 2023-0162

**THIS INSTRUMENT WAS PREPARED BY:**

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Janice A. Anderson and Gisela Anderson | New Owner | |
| (NAME) | (NAME) | |
| 2149 Christina Court | | **087010B01100CO** |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Lora L. Adukeh and Jones G. Adukeh, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Janice A. Anderson and Gisela Anderson,** as joint tenants with full rights 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:

**Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Revised Plat for Monticello, a Cluster Lot Development of record in Plat at Instrument No. 20060417-0043313, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Lora L. Adukeh and Jones G. Adukeh, wife and husband, by Warranty Deed from Jonathan S. Gibson by and through his attorney-in-fact Nina S. Gibson as recorded in Instrument No. 20170608-0057504, and wife, Nina S. Gibson of record in Instrument No. 20170608-0057505, Register's Office for Davidson County, Tennessee, dated June 07, 2017 and recorded on June 08, 2017. (Value of consideration shown in aforementioned deed $299,000.00.)**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2023, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20060417-0043313, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060912-0112994, amended in Instrument No. 20060927-0119791 and Instrument No. 20121212-0114617, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument Number 20040702-0078871, in the Register's Office for Davidson County, Tennessee. Easement for sewage pumps/lines/ingress/egress of record in Instrument Number 20060925-0117948, in the Register's Office for Davidson County, Tennessee. Sewer Easement to Nashville of

record in Instrument Number 20061120-0143548, in the Register's Office for Davidson County, Tennessee. Restrictions of record as Instrument Number 20090622-0057974 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Subject to rights of others in and to the common areas and/or elements. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

This property, known as 2149 Christina Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 3rd DAY OF March, 2023.

**Lora L. Adukeh**

**Jones G. Adukeh**

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Lora L. Adukeh and Jones G. Adukeh, wife and husband, 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 and official seal at office, this 3rd day of March, 2023.

Notary Public

My commission expires: 4/24/23

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

**Tennessee Certification of Electronic Document**

I, Britney Garner 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 3/3/23 (date of document).

Affiant Signature

4/18/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd of March, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

