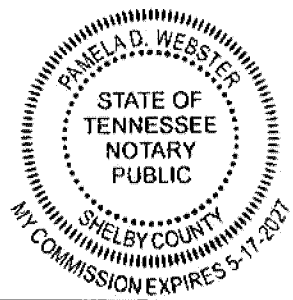
WARRANTY DEED

Karen Johnson Davidson County
Batch# 1049339 DEEDWARR
09/13/2023 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,124.80
20230913-0071773



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,999.00

Jaylon Woods
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF SEPEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Antonio Payne	3405 Old Anderson Rd #239 Antioch, TN 37013	136 15 OA 067.00
(NAME)	(NAME)	
3405 Old Anderson Road, Unit 239	Antonio Payne	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	3405 Old Anderson Road, Unit 239 Antioch, TN 37013	
(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 considerations, the receipt of which is hereby acknowledged, I/we Kenesha N. Potter, formerly known as Kenesha N. Bryant, a married woman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Antonio Payne, unmarried, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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. 67, Unit 239, on the Plan of First Revision to Phase 2, Final Plat, Watercrest Townhomes, a Horizontal Property Regime, of record in Book 11190, Page 81, Register's Office for said County. to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenesha N. Bryant by Deed dated May 26, 2006 from Charlotte Ellerby, unmarried, recorded June 1, 2006, in Instrument Number 20060601-0064521, in the Official Records of Davidson County, Tennessee.

Kenesha N. Bryant is now known as Kenesha N. Potter. This property is not a marital residence and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3405 Old Anderson Road, Unit 239, Antioch, TN 37013
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 7th day of September, 2023.

Kenesha N. Potter

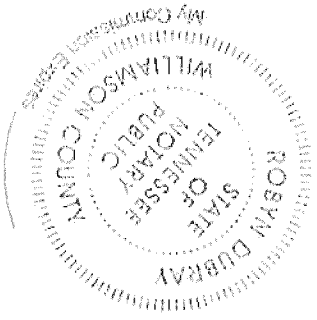
State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenesha N. Potter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of September, 2023.

Notary Public:
My Commission Expires: 1-19-2025

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075



Certificate of Authenticity

I, Ursula Jones 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 9-7-2023.

Ursula Jones

State of Tennessee

County of Shelby

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

Marina Jeffries
Notary's Signature
My Commission Expires:

