WARRANTY DEED

Karen Johnson Davidson County
Batch# 1062483 DEEDWARR
10/18/2023 12:56:30 PM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20231018-0081737

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025
(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jonathan Flores	United Wholesale Mortgage	Parcel ID: 042 16 0A 012.00
(NAME) 410 Hickory Chase Dr. NE	(NAME) 585 South Blvd. East	
(ADDRESS) Madison, TN 37115	(ADDRESS) Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bernard Allen Caruthers and Yolanda Caruthers, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jonathan Flores, a single man**, 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 12 on the Final Plat of Hickory Chase, of record in Plat Book 7900, page 973, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Carl E. Caruthers and wife, Millicent C. Caruthers from Wilma R. McIntosh, now being Wilma R. McIntosh Lancina and husband, Roger Lancina by Warranty Deed dated April 26, 2000 and recorded on April 28, 2000 in Instrument No. 20000428-0042048, Register's Office for Davidson County, Tennessee. The said Carl Caruthers having since died on or about March 6, 2020, leaving Millicent C. Caruthers as the surviving tenant by the entirety. The said Millicent C. Caruthers having since died on or about January 28, 2023, leaving Bernard Allen Caruthers as her sole heir at law.

Reference is hereby made to the Affidavits of Heirship of record in Instrument No. 20230728-0058279 and 20230728-0058280, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Bernard Allen Caruthers from Bernard Allen Caruthers as the sole heir of Millicent C. Caruthers by Quitclaim Deed dated July 26, 2023 and recorded on July 28, 2023 in Instrument No. 20230728-0058278, Register's Office for Davidson County, Tennessee.

Yolanda Caruthers, spouse of Bernard Allen Caruthers, joins in the execution of this instrument for the purpose of conveying her marital rights, title and interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 410 Hickory Chase Dr. NE, Madison, TN 37115

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 our hands this 16 day of OCTOBER, 2023

Bernard Allen Caruthers

Yolanda Caruthers

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Bernard Allen Caruthers and Yolanda Caruthers, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of October, 2023.

Notary Public

My Commission Expires: 3.2.27

(SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
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Tennessee Certification of Electronic Document

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 10/16/23 (date of document).

Jennifer Russell
Affiant Signature

10/18/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

