Karen Johnson
Batch # 1110049
03/12/2024 10:01:56 AM
Fees: $13.00 Taxes: $888.00
Davidson County
DEEDWARR
2 pgs
20240312-0016994

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT240200015

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$240,000.00

Joseph Alan Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 11th day of March, 2024

Patricia L Hurtt
Notary Public

MY COMMISSION EXPIRES:

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 03-15-2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Middleton and Diane Middleton **4932 Olivia Dr** **Antioch, TN 37013**	KEITH Middleton 6636 WHITTEOR LANE Antioch TN 37013	**162-03-0-002.00**

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 ACKNOWLEDGED, WE,

Joseph Alan Carter, Sole Heir of the Estate of Jesse H. Carter

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

Keith Middleton and Diane Middleton, 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. 35 on the Plan of Colewood Acres, Section 1, of record in Book 3700, Page 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 80 feet on the easterly side of Olivia Drive and runs back 135 feet on the northerly line and 140 feet on the southerly line to a dead line measuring 80.2 feet thereon.

BEING the same property conveyed to Jesse H. Carter and wife, Willa-Dean Carter by Warranty Deed from Daniel W. Post, dated 6/25/1976 and recorded 7/1/1976 in Book 5040, Page 904, Register's Office for Davidson County, Tennessee. The said Willa-Dean Carter died on February 27, 2016, leaving the property vested solely in Jesse H. Carter. The said Jesse H. Carter (AKA Jesse Howard Carter) died intestate on September 9, 2016, leaving his three children as his only heirs at law, namely Janice Renee Carter, James Howard Carter and Joseph Alan Carter. Janice Renee Carter died October 24, 2016, and James Howard Carter died January 3, 2024, both unmarried and without any issue, leaving their brother, Joseph Alan Carter as the sole heir at law of Jesse H. Carter.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **4932 Olivia Dr, 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 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 11th day of March, 2024.

Joseph Alan Carter, Sole Heir of the Estate of Jesse H. Carter

BY: Joseph Alan Carter

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Alan Carter, Sole Heir of the Estate of Jesse H. Carter the bargainor(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 and official seal at Smyrna, Tennessee, this 11th day of March, 2024.

Commission Expires:_____

Patricia L Hurtt
Notary Public

