Karen Johnson Davidson County
Batch# 1144001 DEEDWARR
06/06/2024 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,894.40
20240606-0042487

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$512,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4 DAY OF **JUNE, 2024.**

Notary Public

MY COMMISSION EXPIRES: 4/23/2026

(AFFIX SEAL)

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
OYEKUNLE OLABODE AND DESTANY OLABODE	**LEGENDS BANK**	**174-11-0A-118.00 CO**
(NAME)	(NAME)	
1273 BLAIRFIELD DRIVE	**310 N. FIRST STREET**	
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013	**CLARKSVILLE, TN 37040**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, WILLIAM KEITH CARROLL AND WIFE, NANCY E. CARROLL,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OYEKUNLE OLABODE AND DESTANY OLABODE, TENANCY BY THE ENTIRETY,** 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. 305 as shown on the map entitled the Plan of Cane Ridge Farms, Phase One, Section Three, of record as Instrument No. 20020712-0084136 and corrected as Instrument No. 20030210-0018021, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILLIAM KEITH CARROLL AND WIFE, NANCY E. CARROLL, by deed from THE JONES COMPANY CUSTOM HOMES OF TENNESSEE, INC., a Tennessee corporation, of record in Instrument No. 20011119-0126468, dated November 19, 2001, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Instrument No. 20020712-0084136 and corrected in Instrument No. 20030210-0018021; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens of record in Instrument No. 20000905-0087103 and amended in Instrument Nos. 20001204-0119093, 20010815-0088370, 20041102-0131848, 20100526-0040558, and 20160601-20160601-0055259; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5078, page 476; Transmission Line Easement of record in Book 4428, page 565; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **1273 BLAIRFIELD DRIVE, 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 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 4th day of June, 2024.

WILLIAM KEITH CARROLL

NANCY E. CARROLL

STATE OF KENTUCKY
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **WILLIAM KEITH CARROLL AND NANCY E. CARROLL,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of June, 2024.

My Commission Expires: 01-31-2025

Notary Public

OFFICIAL SEAL
ROBIN S WEISS
NOTARY PUBLIC - KENTUCKY
STATE-AT-LARGE
My Comm. Expires January 31, 2028
Commission # KY NP 1711

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 6/4/2024 (date of document).

Affiant Signature

6/6/2024
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 6 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

202406060042487