Karen Johnson Davidson County
Batch# 1180764 DEEDWARR
09/12/2024 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $233.10
20240912-0070247

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 8/24/27

(AFFIX SEAL)

KRYSTAL M SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-24-2027

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

05-NSH24-08305

Address of New Owner:	Send Tax Bills to:	Tax Information:
Carolina Total Homes, LLC 221 Indian Summer Court Nashville, TN 37207	Carolina Total Homes, LLC 7472 Waterside Loop Rd, Ste 210 Denver, NC 28037	032-09-0B-035.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jazmon C. Howard, a married woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Carolina Total Homes, LLC, A North Carolina Limited Liability Company**, hereinafter called the Grantees, their successors 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. 50 on the Plan of Quail Ridge, Phase Three, Section Seven of record in Plat at Instrument No. 20070418-0046363, 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 Kevin Hogan and Katrin Gartner, as joint tenants with full rights of survivorship by Warranty Deed from William A. Cash of record in Instrument No. 20220118-0006355 Register's Office for Davidson County, Tennessee, dated January 05, 2022 and recorded on January 18, 2022.

Being the same property conveyed to Jazmon Howard, an unmarried woman by Warranty Deed from Kevin Hogan and Katrin Gartner, joint tenants with full rights of survivorship of record in Instrument No. 20220708-0086338 Register's Office for Davidson County, Tennessee, dated July 20, 2022 and recorded on July 28, 2022.

The subject property is neither the principal residence of the Grantor, nor his/her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as: 221 Indian Summer Court, Nashville, TN 37207.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 11th day of September, 2024

Jazmon C. Howard

STATE OF TENNESSEE

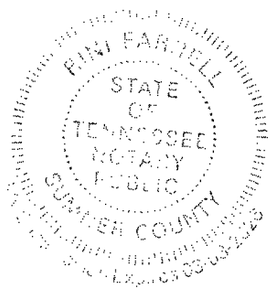
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jazmon C. Howard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 11th day of September, 2024.

Notary Public

My Commission Expires: 03/03/2026



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 11, September 2024.

Custodian's Signature — 9/11/2024 Date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 11 day of SEPTEMBER 2024.

Notary Public

MY COMMISSION EXPIRES: 08/24/2027

