Karen Johnson Davidson County
Batch # 1191104 DEEDWARR
10/08/2024 02:15:09 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20241008-0078160

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-2TRE-24-1137

Prepared by ~~and return to~~:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Latonya D. Simmons
Affiant

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 7th day of October, 2024.

Notary Public
My Commission Expires: 11-3-25

File No.: 2024-985

Address of New Owner:	Send Tax Bills to:	Tax Information:
Latonya D. Simmons and Nickie Simmons	~~New Owner~~ AMERICAN FINANCIAL RESOURCES, LLC	
1137 Brittany Park Ln. Antioch, TN 37013	8 CAMPUS DR, #401 PARSIPPANY, NJ 07054	162-12-0A-086.00-CO

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

Danielle R. Powell, an unmarried woman

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Latonya D. Simmons and Nickie Simmons, wife and husband

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Brittany Park, Phase II of record in Plat Book 9700, Page 796, 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 Danielle R. Powell, an unmarried woman by Warranty Deed from Chandra L. Adhikari and Jashoda Niroula, husband and wife of record in Instrument No. 20190930-0098982 Register's Office for Davidson County, Tennessee, dated September 26, 2019 and recorded on September 30, 2019.

This conveyance is subject to any and all restrictions and easements of record.

This is ✓ improved _____unimproved property and the address of the herein described property is believed to be 1137 Brittany Park Lane, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 my hands this 3rd day of October, 2024.

Danielle R. Powell

STATE OF GEORGIA
COUNTY OF Bulloch

On this 3rd day of October, 2024, before me personally appeared Danielle R. Powell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of October, 2024.

Notary Signature
My commission expires:

