WARRANTY DEED

Karen Johnson Davidson County
Batch# 1199298 DEEDWARR
10/31/2024 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20241031-0084031

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 2/20/28
(AFFIX SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Derrick Stratton	Cadence Bank	Parcel ID: 082 04 0 018.00
(NAME)	(NAME)	
1119 N. 6th Street	2778 W Jackson St Bldg C 2nd Fl	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Tupelo, MS 38801	
(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, **Howard Donnell Carter, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Derrick Stratton, 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 the southerly 25 feet of Lot No. 158 and the northerly 20 feet of Lot No. 157 on the Plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office for Davidson County. Said parts of Lots Nos. 157 and 158 fronts together 45 feet on the easterly side of North Sixth St, and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Alvin D. Carter and wife, Ruby Jean Carter from Rachel Elizabeth Newman, a widow by Warranty Deed dated September 8, 1961 and recorded on September 8, 1961 in Book 3281, Page 207, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Gay Levine, Trustee from Ruby Jean Carter, as consideration for a divorce granted in the Fourth Circuit Court of Davidson County by Quitclaim Deed dated November 14, 1984 and recorded on December 12, 1984 in Book 6446, Page 239, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ruby Jean Carter from Gay Levine by Quitclaim Deed dated November 14, 1984 and recorded on December 12, 1984 in Book 6446, Page 239, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Howard Donnell Carter, son of Ruby Jean Carter from Ruby Jean Carter by Quitclaim Deed dated March 5, 2005 and recorded on March 7, 2005 in Instrument No. 20050307-0024642, Register's Office for Davidson County, Tennessee.

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 1119 N 6th St., 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 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 29th day of October, 2024

Howard Donnell Carter

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Howard Donnell Carter, 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 29th day of October, 2024.

Notary Public

My Commission Expires: 2.21.28

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Amanda Maynor, 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

October 29, 2024.

Date

Affiant Signature

October 30, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of October, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON