Karen Y Johnson Davidson County
Batch# 158260 DEEDWARR
11/13/2018 07:55:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20181113-0111303

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Stephanie Diane McKay
689 Kingsway Drive
Old Hickory, TN 37138

SEND TAX BILL TO:
SWBC Mortgage Corp.
9311 San Pedro, #100
San Antonio, TX 78216

MAP/PARCEL 053-15-0-031.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tiana Berkowitz- Post, formerly known as Tiana Berkowitz and husband Richard Post, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Stephanie Diane McKay, a single woman, hereafter called the GRANTEE,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Final Subdivision Plat King Court Subdivision, Section Four of record in Plat Book 9700, Page 111, as amended in Book 10159, Page 42, 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 Tiana Berkowitz, unmarried by Warranty deed from Stephen J. Kirkpatrick and Kathryn H. Kirpatrick, husband and wife of record in Instrument No. 20131113-0117169, Register's Office for Davidson County, Tennessee, dated October 31, 2013 and recorded on November 13, 2013.

Being also known as 689 Kingsway Drive Old Hickory, Tennessee 37138.

Tiana Berkowitz is now known as Tiana Berkowitz- Post by virtue of marriage to Richard Post, being one in the same.

Richard Post joins in this conveyance for the purpose for conveying any martial interest he may have in said property.

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that

the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 9 day of Nov, 2018.

WITNESS MY HAND on this the 9 day of Nov, 2018

Tiana Berkowitz- Post

Richard Post

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Tiana Berkowitz-Post and Richard Post,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 9 day of Nov, 2018.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $270,000.00.

AFFIANT

Subscribed and sworn to before me this the 9 day of Nov, 2018.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. 180685

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

