Karen Y Johnson Davidson County
Batch# 183725 DEEDWARR
01/14/2019 03:58:30 PM 5 pgs
Fees: $28.00 Taxes: $1,202.50
20190114-0003807

Commitment Number: 24691193
Seller's Loan Number: _____

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
CHRISTOPHER DRIZEN and **LINDSAY HUNTER AKA LINDSAY M HUNTER**, 1041 Beech Tree Ln, Brentwood TN 37027

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 171080A08300CO

GENERAL WARRANTY DEED

KAREN M IRVIN, TRUSTEE OF THE KAREN M IRVIN LIVING TRUST DATED DECEMBER 14 2013, whose mailing address is **1041 Beech Tree Ln, Brentwood TN 37027**, hereinafter grantor, for $325,000.00 (Three Hundred Twenty Five Thousand Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **CHRISTOPHER DRIZEN** married to **LINDSAY HUNTER AKA LINDSAY M HUNTER**, hereinafter grantees, whose tax mailing address is **1041 Beech Tree Ln, Brentwood TN 37027**, the following real property:

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AS FOLLOWS: BEING LOT NO. 83 ONT HE PLAN OF COTTONPORT PLANTATION, PHASE II OF RECORD IN PLAT BOOK 6900 PAGE 950 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

DERIVATION CLAUSE

BEING THE SAME PROPERTY CONVEYED TO KAREN M. IRVIN, TRUSTEE OF THE KAREN M. IRVIN LIVING TRUST DATED DECEMBER 14, 2013 FROM HERBERT G. LEWIS, III AN UNMARRIED MAN, DATED 03/25/2014, RECORDED 03/27/2014, DEED INST NO. 20140327-0025524.
Property Address is: 1041 Beech Tree Ln, Brentwood TN 37027

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on January 10, 2019:

/Karen M Irvin

KAREN M IRVIN, TRUSTEE OF THE KAREN M IRVIN LIVING TRUST DATED DECEMBER 14 2013

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Jan. 10, 2019 by **KAREN M IRVIN, TRUSTEE OF THE KAREN M IRVIN LIVING TRUST DATED DECEMBER 14 2013** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

Exp: 3-8-2024

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tenn.
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $325,000, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 10 day of Jan., 2019.

Karen M. Irwin
Affiant

Karen M. Irwin
Print Name

(Seal)

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Gloria M. Jackson
Notary Public

My commission expires:

3-8-2021

Gloria M. Jackson
Print Name

True Copy Certification

I, Jaime L. Petrosky, do hereby make oath that I am a licensed attorney and/or 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.

Jaime L. Petrosky
Signature

State of PA

County of Allegheny

Personally appeared before me, [Name of Notary] Melanie Miller, a notary public for this county and state, [name of person making certification] * Jaime L. Petrosky who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-27-2022
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Melanie Miller, Notary Public
Beaver County
My commission expires April 27, 2022
Commission number 1223686
Member, Pennsylvania Association of Notaries