Return To: 19-2169
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
Karen Johnson Davidson County Batch# 224797 **DEEDWARR** 05/02/2019 11:05:22 AM 2 pgs Fees: $13.00 Taxes: $670.44 20190502-0040838	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **181,200.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **04/25/2019** Notary Public MY COMMISSION EXPIRES: 2/22/22 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

FOUR STAR TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2169

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie Phan Nguyen and Adam Overton	**Renasant Bank**	**052-13-0B-337.00-C**
(NAME) **3240 Penn Meade Way**	(NAME) **C/O Central Loan Administration & Reporting, P.O. Box 202028**	
(ADDRESS) **Nashville, TN, 37214**	(ADDRESS) **Florence, SC29502-2028**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jordan Cox n/k/a Jordan Claire Hines and her husband, Jordan Wayne Hines,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julie Phan Nguyen, a married woman and Adam Overton, an unmarried man,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 20 on the plan of River Glen Phase 7, of record in Instrument No. 20040212-0016958 and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 7 is submitted by Declaration of Submission of Record as Instrument No. 20040713-0083147, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jordan Cox, unmarried woman by Deed dated July 29, 2016 from Dorwin R. West, unmarried, recorded August 16, 2016, in Instrument Number 20160816-0085206, in the Register's Office of Davidson County, Tennessee. Jordan Cox is now known as Jordan Claire Hines and her spouse Jordan Wayne Hines hereby joins in this conveyance to relinquish his marital and any and all rights to the property

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3240 Penn Meade Way, Nashville, TN 37214**
(House Number) (Street) (City, State) (Zip)

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(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **25th** day of **April,2019**.

Jordan Cox n/k/a Jordan Claire Hines
Jordan Cox, n/k/a Jordan Claire Hines

Jordan Wayne Hines
Jordan Wayne Hines

STATE OF **TENNESSEE**
COUNTY OF Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Jordan Claire Hines and Jordan Wayne Hines**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **25th** day of **April, 2019**.

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY