Karen Johnson Davidson County
Batch# 291519 DEEDWARR
09/26/2019 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $787.73
20190926-0097794

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,900.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-02-2022

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brittany Rose Carlberg | AMERIS BANK (NAME) | 043-14-0-122.00 |
| 119 Lanier Dr. (ADDRESS) | 1800 PARKWAY PL, STE 820 (ADDRESS) | |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | MARIETTA, GA 30067 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Steve Hannah, a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brittany Rose Carlberg, a single woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE UNRECORDED MAP OF MARGARET L. DICKINSON'S SUBDIVISION, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY CANTRELL, KEMP, LLC, SEPTEMBER 20, 2002.

BEGINNING AT A POINT IN THE CENTER LINE OF A DRAINAGE DITCH IN THE EASTERLY MARGIN OF LANIER DRIVE, WHICH IS THE COMMON CORNER OF LOTS NOS. 1 AND 2 IS 245.2 FEET SOUTH OF A CONCRETE MONUMENT SET IN THE EASTERLY MARGIN OF SAID DRIVE; THENCE S 11 DEGREES 45' 00"E, 50.00' TO AN IRON PIN FOUND; THENCE EASTERLY 215.8' TO A NEW PIN; THENCE N 18 DEGREES 45' 00" W, 50.00' TO AN IRON PIN IN A FENCE CORNER; THENCE WESTERLY, 214.2' TO AN IRON PIN, BEING THE POINT OF BEGINNING, BEING 0.2465 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO STEVE HANNAH AND WIFE, CONNIE HANNAH BY WARRANTY DEED FROM REBA F. COOK, UNMARRIED OF RECORD IN INSTRUMENT NO. 20021101-0134119 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER BEING THE SAME PROPERTY CONVEYED TO STEVE HANNAH BY QUITCLAIM DEED FROM CONNIE HANNAH, UNMARRIED OF RECORD IN INSTRUMENT NO. 20030924-0141651 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

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

unimproved ( )
This is improved (X) property, known as 119 Lanier Dr., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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/our hand(s) this 23rd day of September, 2019.

**WARRANTY DEED**
(Continued)

Steve Hannah

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve Hannah, a married man, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of September, 2019.

Notary Public

My Commission Expires: 7-3-23

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

## True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022