THIS INSTRUMENT PREPARED BY:
Ramon A. Cue, Esq.
3200 West End Avenue
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 316483 DEEDWARR
11/15/2019 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $738.52
20191115-0118228

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration, or value for this transfer, whichever is greater, is **$199,600.00**.

Affiant

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

Subscribed and sworn to before me this 15th day of November 2019.

Notary Public
My commission expires: 3-7-2023

ADDRESS NEW OWNER	*SEND TAX BILLS TO:*	*MAP-PARCEL NO.*
Rick Harris Freeman and Shanon Freeman 2870 Lyncrest Drive Nashville TN 37214	First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro, TN 37129	096 13 0 117.00

WARRANTY DEED

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, **Vilma Sivirichi, a single woman, Vanessa M. Chang, a married woman, and Monica C. Chang, a single woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Rick Harris Freeman a single man and Shanon Freeman, a single woman**,*** 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:

*** Tenants in Common with Right of Survivorship

Being Lot No. 3 on the Plan of Twin Lawn, Section Two, as of record in Book 2854, Page 44, Register's Office for Davidson County, Tennessee, as corrected by an instrument of record in Book 2909, Page 117, said Register's Office, described as follows:

Beginning at a point in the northerly margin of Lyncrest Drive, the common front corner of Lots 3 and 4 on said plan; thence northerly with the line between said two lots 176.4 feet to the southerly margin of Twin Lawn Subdivision of record in Book 2331, Page 9, said Register's Office; thence westerly with the southerly margin of said Subdivision 110 feet to the easterly margin of Kent Road; thence southerly with the easterly margin of same 94.1 feet to a concrete monument; thence continuing in the same direction 57.72 feet to a concrete monument, the beginning of a curve; thence southeasterly around said curve 39.27 feet to a concrete monument in the northerly margin of Lyncrest Drive; thence easterly with the margin of said Drive 81.39 feet to the point of beginning.

Being the same property conveyed to Vilma Sivirichi, Vanessa M. Chang and Monica C. Chang, all unmarried, by deed from James C. McGuire and wife, Gina R. McGuire, of record in Instrument No. 20150629-0062090, dated June 25, 2015, Register's Office for said County.

This is Improved Property Known as: 2870 Lyncrest Drive, Nashville TN 37214

Map & Parcel No.: 096-13-0-117.00

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.

Grantors certify that this property is not the marital residence of any Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

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 14 day of November, 2019.

VILMA SIVIRICHI VANESSA M. CHANG MONICA C. CHANG

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Vilma Sivirichi, Vanessa M. Chang, Monica C. Chang with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee this this 14 day of November, 2019.

NOTARY PUBLIC

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

My commission expires: 3.7.2023

True Copy Certification

I, Anita Lester, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.