Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $495,000.00

Affiant

Subscribed and sworn to before me, this 5th day of August, 2020.

Notary Public
My commission expires: 3/28/22

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 454137 DEEDWARR
08/11/2020 12:53:05 PM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20200811-0089272

Address of New Owner:	Send Tax Bills to:	Tax Information
Emily Northington 2903 Shadow Lane Nashville, TN 37216	New Owner	073-05-0-163.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Impact Property Solutions, LLC,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Wesley Adam Northington and Emily Northington, husband and wife** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Riverwood Terrace, of record in Book 1835, page 134, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 116.27 feet on the south side of Shadow Lane and runs back between lines, 160 feet on the westerly line and 147 feet on the easterly line to a dead line in the rear on which it measures 91.44 feet.

Being the same property conveyed to Impact Property Solutions, LLC, a Tennessee limited liability company by Warranty Deed from Gary Verble, Executor of the Estate of Ronald L. Newsom, aka Ronny L. Newsom, Davidson County, Tennessee Probate Court Docket No. 19P1140, pursuant to the Order Approvaing Contract for Sale of Real Estate entered by said Court on December 13, 2019 dated January 6, 2020 of record as Instrument No. 20200107-0002034, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 2903 Shadow Lane, Nashville, TN 37216

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 5th day of August, 2020.

Impact Property Solutions, LLC

By: _____
Dallon Hudson
Its: Authorized Representative

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 **Dallon Hudson, Authorized Representative of Impact Property Solutions, LLC,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed on behalf of the limited liability company the within instrument for the purposes therein contained as Authorized Representative.

Witness my hand and official seal at Brentwood, Tennessee, this the 5th day of August, 2020.

_____
Notary Public

My Commission expires: 1-24-21

FILE NO: 2020076747

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD