This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 465476 DEEDWARR
08/27/2020 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20200827-0097337

State of Tennessee
County of Davidson

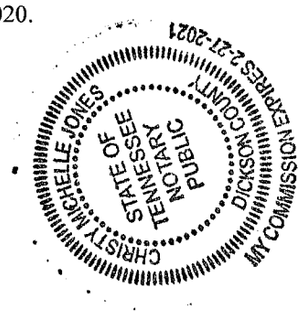
The actual consideration or value, whichever is greater for this transfer is: $150,000.00

Affiant Signature

Subscribed and sworn to before me on this the 25 day of August, 2020.

Notary Public

My Commission expires _____/_____/_____



NAME AND ADDRESS OF PROPERTY OWNER:
Justin Olon Cantrell
731 Lake Terrace Drive
Nashville, TN 37217
SEND TAX BILLS TO:
Justin Olon Cantrell
731 Lake Terrace Drive
Nashville, TN 37217

MAP AND PARCEL NUMBER: Tax ID #: 15002014300

WARRANTY DEED

20NT02126

Effective the 25 day of August, 2020.and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Nancy K. Walters, married

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Justin Olon Cantrell, unmarried

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 21-A Zone Lot Division of Lots 18, 21, 22, 23, 24 & 46, on the Plan of Harbor Gate Subdivision, Section I, Revised of record in Plat Book 6250, Page 344, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Nancy K. Walters, married, by Warranty Deed from Mutual Properties, dated 08/30/2006 and recorded 09/11/2006 as document no. 20060911-0112414, Register's Office for Davidson\ County, TN.

This is an improved property commonly known as 731 Lake Terrace Drive, Nashville, TN 37217.

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. We do covenant with 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, expect for those matters

appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 25 day of August, 2020.

Nancy K Walters
Nancy K. Walters

David Junior Cantrell
David Junior Cantrell

State of Florida)
County of Volusia)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Nancy K. Walters and David Junior Cantrell,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Debra Keiter
Notary Public

My commission expires: 5/11/2024

Debra Keiter
Notary Public
State of Florida
Comm# GG987282
Expires 5/11/2024

202008270097337

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires:_____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2024