When recorded, return to:
Momentum Title
313 East Main Street #2
Hendersonville, TN 37075
File #: 6-20-8345-RSL

Name and Address of New Owner:
Brian Lane and Jennifer Rae Lane
P.O. Box 1559
Joshua Tree, CA 92252

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 468125 DEEDWARR
09/01/2020 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20200901-0099423

Map & Parcel No: 07209038200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Anna M. Richardson and Chris L. Richardson, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brian Lane and Jennifer Rae Lane, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Eskridge Subdivision, of record in Book 547, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate description of said lot.

Said Lot No. 67 fronts 60 feet on the southwesterly margin of Fairwin Avenue and extends back 175 feet between parallel lines to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to Anna M. Richardson and Chris L. Richardson, wife and husband by Warranty Deed from Rootdev, LLC, a Tennessee limited liability company dated October 13th 2017 and recorded October 19th 2017 of record in Instrument No. 20171019-0107220, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1010 Fairwin Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of August, 2020.

_____(SEAL)
Anna M. Richardson

_____(SEAL)
Chris L. Richardson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2020, before me personally appeared Anna M. Richardson and Chris L. Richardson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of August, 2020.

_____
Notary Signature
My commission expires: 11.8.2021

GREG GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $640,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Sworn to and subscribed before me this 31st day of August, 2020.

_____
Notary Public
My commission expires: 10/23/2023
File No. 20-1282

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

