Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2559

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of September, 2020

Notary Public

Commission Expires:

Address of New Owner	Send Tax Bills To:	Map & Parcel
Daniel Joseph Carter and Ammi Jolene Embry 5002 Lewisdale Court Nashville, TN 37211	Atlantic Bay Mortgage Group, LLC 600 Lynnhaven Parkway Suite 203 Virginia Beach, VA 23452	147-11-0-110.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Lauren E. Hart, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Joseph Carter and Ammi Jolene Embry, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 521 on the Plan of Whispering Hills Section II-C of record in Plat Book 2663, Page 66 and 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christina Teeple by Warranty deed from I, Colleen M. Jones,Unmarried of record in Instrument No. 20170818-0085247 Register's Office for Davidson County, Tennessee, dated August 18, 2017 and recorded on August 18, 2017. Afficavit Scriveners error record in Instrument No. 20181130-011686 recorded on November 30, 2018
Being the same property conveyed to Lauren E. Hart,a Single Women by Warranty deed from Christina Teeple, Unmarried of record in Instrument No. 20190104-0001205 Register's Office for Davidson County, Tennessee, dated December 28,2018 and recorded on January 04, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5002 Lewisdale Court, Nashville, TN 37211

Karen Johnson Davidson County
Batch# 472764 DEEDWARR
09/09/2020 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20200909-0102858

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of September, 2020.

Lauren E. Hart

Lauren E. Hart

STATE OF Alabama
COUNTY OF Colbert

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lauren E. Hart** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Muscle Shoals (city), Alabama (state) this 8th day of September, 2020.

Tiffany Rawlings

Notary Public My Commission Expires 06/25/2023
My Commission Expires: _____

(Notary Seal)

TIFFANY RAWLINGS
NOTARY PUBLIC
ALABAMA STATE AT LARGE

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

