This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Lemuel Clayton McKenzie
212 Pitts Avenue
Old Hickory, TN 37138

SEND TAX BILL TO:
Synovus Mortgage Corp
800 Shades Creek Pkwy MS 101
Birmingham, AL 35209

Karen Johnson Davidson County
Batch# 477273 DEEDWARR
09/17/2020 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20200917-0106322

MAP/PARCEL 053-16-0-006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Guy H. Looney and wife, Lorraine M. Looney, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Lemuel Clayton McKenzie, unmarried, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Lot No. 6 on the Plan of Hays Subdivision, not of record, and further described according to a survey made by John Kohl & Co. dated December 9, 1982, as follows:

Lot No. 6 fronts 60 feet on the Southwesterly margin of Pitts Avenue, formerly Hadley Bend Road, and runs back between parallel lines, 350 feet to a dead line in the rear, whereon it measures 60 feet, more or less.

Being the same property conveyed to Guy H. Looney and wife, Lorraine M. Looney by Quitclaim deed from Guy H. Looney and Lorraine M. Looney of record in Instrument No. 20090415-0034351 Register's Office for Davidson County, Tennessee, dated April 15, 2009 and recorded on April 15, 2009.

This is improved property known as: **212 Pitts Avenue, Old Hickory, Tennessee 37138**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 15th day of September, 2020.

WITNESS MY HAND on this the 15th day of September, 2020

Guy H. Looney

Lorraine M. Looney

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Guy H. Looney and Lorraine M. Looney,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of September, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09.09.23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $240,000.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of September, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09.09.23

File No: 200740

Tennessee Certification of Electronic Document

I, Sandy Mitsos (Signer's Name), 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.

Sandy Mitsos (Signature)

State of Tennessee

County of Wilson

Personally appeared before me, Beverly J. Heatherly (Notary's Name), a notary public for this county and state, Sandy Mitsos (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beverly J. Heatherly (Notary's Signature)

MY COMMISSION EXPIRES: 05-09-23

NOTARY'S SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731