Karen Johnson Davidson County
Batch# 481582 DEEDWARR
09/23/2020 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20200923-0109380

WARRANTY DEED

2020-1892

Return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st day of September, 2020.

(Affix Seal) Notary Public

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Andrea Nicole Parker 1903 Shaylin Loop Antioch, TN 37013	NEW OWNER	173.05-0A-277.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Charles D. Lovell, Jr. and Susie Lovell, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Andrea Nicole** Payne, **a single person**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

BEING ALL OF LOT NO. 277 (TWO HUNDRED SEVENTY SEVEN) ON THE PLAN OF BARNES CROSSING, A PLANNED UNIT DEVELOPMENT, AS SHOWN BY MASTER DEED OF RECORD IN INSTRUMENT NUMBER 20050721-0084791, AND AMENDED OF RECORD IN INSTRUMENT NUMBER 20051114-0136938, OF SAID REGISTER'S OFFICE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to CHARLES D. LOVELL, JR. AND SUZANNE LOVELL, HUSBAND AND WIFE from SAMUEL KYLE LOVELL, UNMARRIED, by Quitclaim Deed dated September 17, 2020 and recorded September 17, 2020 in INSTRUMENT NO. 20200917-0106846, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

( ) unimproved
This is (X) improved property know as 1903 Shaylin Loop, Antioch, TN 37013.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 21st day of September, 2020.

X _____
Charles D. Lovell, Jr.

X _____
Susie Lovell

State of Kentucky
County of Carroll

Personally appeared before me, Charles D. Lovell, Jr./Susie Lovell a Notary Public in and for said County and State, the within named Charles D. Lovell, Jr. and Susie Lovell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of September, 2020.

_____
Notary Public
My Commission Expires: 3-7-2024

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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:_____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024