Karen Johnson Davidson County
Batch# 486722 DEEDWARR
09/30/2020 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20200930-0112752

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Beneta K. Burroughs
4381 Stone Hall Blvd
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Cardinal Financial Company Limited Partnership
dba Peoples Home Equity
3701 Arco Corporate Drive; Ste 200
Charlotte, NC 28273

MAP 085
GROUP 04 0A
PARCEL 509.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Bill G. Lazarus, Trustee of the **Bill G. Lazarus Family Trust, O/A/D September 26, 1994** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Beneta K. Burroughs, a single woman**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 509, on the plan of final plat the Reserve at Stone Hall (Formerly Eversong at Ravenwood) Phase 2, Section 2 , Planned Unit Development, as shown on plat of record in instrument 20190211-0012587, in the register's office, Davidson County, State of Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Bill G. Lazarus Family Trust by Quitclaim Deed from Bill Lazarus and Loretta Lazarus, husband and wife, dated January 7, 2020 and filed of record in Instrument No. 20200113-0004100, in the Register's Office for Davidson County, Tennessee. See also prior Deed of record in Instrument No. 20191105-0114287, said Register's Office.

Said property is transferred subject to the following matters:

1. 2020 taxes and subsequent years.
2. Matters shown on the recorded plat of the plan of final plat the Reserve at Stone Hall (Formerly Eversong at Ravenwood) Phase 2, Section 2 , Planned Unit Development, of record in Instrument No. 20190211-0012587, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 4381 Stone Hall Blvd, Hermitage, Tennessee 37076.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Beneta K. Burroughs, a single woman, her heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered

unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this the 29th day of September, 2020.

Bill G. Lazarus Family Trust, O/A/D September 26, 1994

Bill G. Lazarus Trustee

By: Bill G. Lazarus, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Bill G. Lazarus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of the Bill G. Lazarus Family Trust, O/A/D September 26, 1994, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Bill G. Lazarus Family Trust, O/A/D September 26, 1994, as such Trustee.

Witness my hand at office, this 29 day of September, 2020.

Rachel Hardaway

Notary Public

My Commission Expires: 4-18-2020

RACHEL L. HARDAWAY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 4-18-2022

STATE OF Tennessee)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $389,900.00.

Hannah Hardaway

AFFIANT

Subscribed and sworn to before me on this 29th day of September, 2020.

Rachel Hardaway

NOTARY PUBLIC
My Commission Expires: 4-18-2022

RACHEL L. HARDAWAY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 4-18-2022

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 1/3/23
Notary' Seal (if on paper)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY