This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Karen Johnson Davidson County
Batch# 488651 DEEDWARR
10/02/2020 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $843.60
20201002-0114448

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, WE, **LUCILLE TEEPLES, UNMARRIED**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CALLIE NORTHERN, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 89 ON THE PLAN OF FARVIEW SECTION 3, AS OF RECORD IN BOOK 3700, PAGE 113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO WALTER S. TEEPLES AND WIFE, LUCILLE TEEPLES, BY DEED FROM JAMES W. BLAIR AND WIFE, BETTY E. BLAIR, RECORDED ON APRIL 12, 1967, OF RECORD IN BOOK 4119, PAGE 909, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID WALTER S. TEEPLES DIED ON JANUARY 3, 2002 LEAVING LUCILLE TEEPLES AS THE SOLE HEIR TO THE PROPERTY.

This is improved property, known as 642 MAYVIEW DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

of any gender shall be applicable to all genders.

Witness our hands this 2nd day of Oct., 2020.

Lucille Teeples by Angela B Overton AIF

LUCILLE TEEPLES
BY: ANGELA B. OVERTON, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me personally appeared ANGELA B. OVERTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of LUCILLE TEEPLES, as Attorney in Fact, and who acknowledged that she executed the same as the free act and deed of LUCILLE TEEPLES as Attorney in Fact.

DONE at offices in Hendersonville, Tennessee, on this the 2nd day of Oct., 2020.

Lori Buie

NOTARY PUBLIC
My commission expires: 8/21/23

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$228,000.00.**

Lori Buie

Affiant

Subscribed and sworn to before me, this the 2 day of Octobr 2020, 2020.

NOTARY PUBLIC
My commission expires: 10/23/2022

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owner(s) as follows:
CALLIE ELIZABETH NORTHERN
642 MAYVIEW DRIVE
MADISON, TN 37115

Send Tax Bills To:
Same as above

MAP/PARCEL: 043-02-0/074.00

When recorded, return to:
Momentum Title, LLC
1704 Charlotte Ave #105
Nashville, TN 37203
File #: 20-8448 RL

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

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM