Karen Johnson Davidson County
Batch# 490728 DEEDWARR
10/07/2020 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $792.17
20201007-0116030

This Instrument Prepared By:	STATE OF TENNESSEE COUNTY OF DAVIDSON
Lawyer's Title & Escrow, LLC 145 Maple Row Blvd. Hendersonville, TN 37075	The actual consideration or value, whichever is greater for this transfer is $214,100.00. Affiant
D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	Subscribed and sworn to before me, this 30th day of September, 2020. Notary Public My Commission Expires: 6/13/2022

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
Lauren Paige Simms 331 Yorkshire Circle Nashville, TN 37211	New Owner	161-11-OC-043.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Brian Persall, an unmarried man, the "Grantor," have this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Lauren Paige Simms, single, the "Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit I- 906 on the Plan of The Resubdivision of Lot No.2 of Phase 4, Village of Brentwood of record in Plat Book 6900, Page 614, 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 Brian Persall, an unmarried man by Warranty deed from Joyce Edwards, Unmarried of record in Instrument No. 20011203-0132432 Register's Office for Davidson County, Tennessee, dated November 28, 2001 and recorded on December 03, 2001.

Being also known as 331 Yorkshire Circle I-906 Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate unto the Grantee, Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of September, 2020.

Brian Persall
Brian Persall

STATE OF Florida

COUNTY OF Hillsborough

On this 29th day of September, 2020, before me personally appeared Persall, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature

My commission expires: 03/05/2023

KELLIE ANN FOX
Notary Public - State of Florida
Commission # GG 307824
Expires on March 5, 2023

Notarized online using audio-video communication

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY