Karen Johnson Davidson County
Batch# 523612 DEEDWARR
12/03/2020 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,450.03
20201203-0140270

Prepared by:
Security Title & Escrow Company, LLC
1517 Hatcher Ln.
Columbia, Tennessee 38401

470379

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Dawn Kranpitz Love and husband, Richard Lee Kranpitz, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Cody B. Sisson, unmarried man, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY has bargained and sold and does hereby transfer and convey unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Lot No. 66, Devon Valley, Phase II, of record in Plat Book 7900, Page 563, Register`s Office of Davidson County, Tennessee.

Being the same property conveyed to Dawn Kranpitz Love and Richard Lee Kranpitz by deed dated August 20, 2018, of record in Instrument No. 20180827-0084662, Register`s Office of Davidson County, Tennessee.

Map/Parcel - 142-16-0D-40

Property Address: 2548 Devon Valley Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate in fee simple, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in Davidson County, Tennessee Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the

12 day of November, 2020.

Dawn Kranpitz Love

Richard Lee Kranpitz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Dawn Kranpitz Love and Richard Lee Kranpitz, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 12 day of November, 2020.

Notary Public

My commission expires:
02/28/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $391,900.00.

Affiant

Subscribed and sworn to before me, this 12 day of November, 2020.

My commission expires:
7/4/2023

Notary Public

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NEW PROPERTY OWNER:
Cody B. Sission
2548 Devon Valley Dr.
Nashville, TN 37221

PERSON RESPONSIBLE FOR TAXES:
New Owner

CERTIFICATE OF AUTHENTICITY

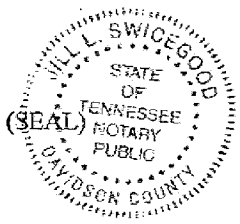
I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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