Karen Johnson Davidson County
Batch# 533250 DEEDWARR
12/14/2020 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20201214-0147258

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#X10-210A

ADDRESS NEW OWNER:
James Carl Luft
2741 Cato Ridge Drive
Nashville, TN 37218

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Sirva Mortgage, Inc.
6200 Oak Tree Blvd.
Suite 300
Independence, OH 44131

Parcel ID:
058-09-0A-223.00-C

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 of which is hereby acknowledged, **Melissa T. Douglas Turner,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **James Carl Luft, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 210, on the Plan of Jordan Ridge at Eaton's Creek, Phase 7, Section 2, of record in Instrument No. 20080205-0012163, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Melissa T. Douglas by Deed dated July 30, 2018 from Samantha S. Blake and Matthew Blake, husband and wife, of record in Instrument Number 20180801-0074841, Register's Office for Davidson County, Tennessee.

Melissa T. Douglas Turner and Melissa T. Douglas are one and the same person.

This is improved property known as 2741 Cato Ridge Drive, Nashville, TN 37218. Possession is to be given on December 8, 2020.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 8th day of December, 2020.

Melissa T. Douglas Turner

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Melissa T. Douglas Turner,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of December, 2020.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 07, 2022

My Commission Expires: 6-7-22

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$300,000.00**.

AFFIANT

Subscribed and sworn to before me on this 8th day of December, 2020.

NOTARY PUBLIC

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

My Commission Expires:

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills**, 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: 12/15/2021