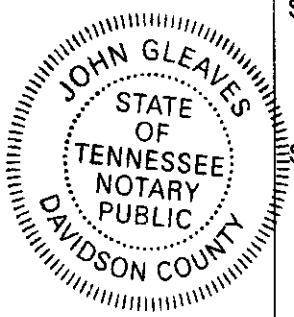
	STATE OF TENNESSEE **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $299,900.00. Affiant Subscribed and sworn to before me, this 11th day of December, 2020. Notary Public My commission expires: 1-3-22
(Notary Stamp)	



THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

Karen Johnson Davidson County
Batch# 535786 **DEEDWARR**
12/16/2020 11:23:17 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20201216-0148532

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Mariah Grace King and Justin Robert King	New Owner	**058-09-0A-189.00-CO**
304 Gwendolyn Ct.		
Nashville, TN 37218		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Cassandra Anderson, fka Cassandra Long, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Mariah Grace King and Justin Robert King, wife and husband

(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. 180 on the Plan of Jordan Ridge at Eatons Creek, Phase 7, Section 1 of record in Plat at Instrument No. 20070824-0101605, 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 Cassandra Long, unmarried by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20071211-0142780 Register's Office for Davidson County, Tennessee, dated December 10, 2007 and recorded on December 11, 2007.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File # JSBCL20304

This is improved property known as **304 Gwendolyn Ct., Nashville, TN 37218.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Drew Anderson, husband of Cassandra Anderson, joins in the execution of this instrument to convey all his right, title and interest he may have in the subject property by virtue of his marriage to Cassandra Anderson.

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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 11th day of December, 2020.

Cassandra Anderson fka Cassandra Long

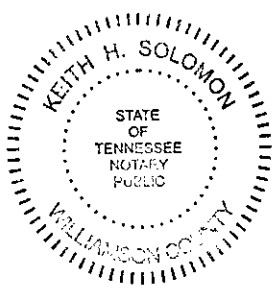
Drew Anderson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Cassandra Anderson and husband, Drew Anderson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 11th day of December, 2020.

Notary Public
My Commission Expires: 05/01/2021



Lenders Title Company File No. 20-000874-525