Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 542991 DEEDWARR
12/29/2020 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,960.63
20201229-0153843

39-B
File #20-1615

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tyler Lance, married and Kim Lance, married, as joint tenants with the right of survivorship,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jared Green, a married man**, hereinafter called the **Grantee**, Grantee's 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 Unit No. 1, on the plan of HOMES AT 15431 and 15433 OLD HICKORY BOULEVARD, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190312-0022722, Registers Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being a portion of the same property conveyed to Tyler Lance, married and Kim Lance, married, as joint tenants with the right of survivorship by deed from Nancy S. Forshee, unmarried, dated November 26, 2018, of record in Inst. No. 20181129-0116569, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 15433 Old Hickory Boulevard, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. 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.

NEW OWNER:
Jared Green
15433 Old Hickory Boulevard
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT
Highlands Residential Mortgage
12001 N. Central Expressway
Ste 750
Dallas, TX 75243

TAX MAP-PARCEL #:
161-14-0E-001.00

WITNESS THE EXECUTION HEREOF this 22nd day of December, 2020.

Tyler Lance

Kim Lance

State of Tennessee)
County of Davidson)

On this 22nd day of December, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Tyler Lance and Kim Lance, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 529,900.00.**

Affiant

Sworn and subscribed before me on this the 22nd day of December, 2020.

Notary Public

My Commission Expires: 7-5-21

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Brandy Gomaz, do hereby make oath that I am 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.

Brandy Gomaz

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Melissa Foster, a notary public for this county and state, Brandy Gomaz, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa Ann Foster

Notary's Signature

My Commission Expires: 10/2/2023

Notary' Seal (if on paper)

