Karen Johnson Davidson County
Batch# 543449 DEEDWARR
12/29/2020 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $758.13
20201229-0154406

This Instrument Prepared By:	STATE OF TENNESSEE COUNTY OF Wilson
Lawyer's Title & Escrow, LLC 145 Maple Row Blvd. Hendersonville, TN 37075 SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-25-2024	The actual consideration or value, whichever is greater for this transfer is $204,900.00. Affiant Subscribed and sworn to before me, this ___ day of December, 2020. Notary Public My Commission Expires: _____

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
Ashley Marie Holcomb 114 Haberchem Dr. Hendersonville, TN 37072	Highlands Residential 12001 N. Central Expressway, Ste 750 Dallas, TX 75243	026-06-0-007.00

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, Karen Marie Sangster, a single woman, the "Grantor," have this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Ashley Marie Holcomb, an unmarried, the "Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Resubdivision of Windsor Green, Section I, Phase I, Lots 1-18 of record in Plat Book 6250, Page 374, 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 John Henry Sangster, III and Karen Marie Sangster, husband and wife by Warranty deed from Young Shin Kim of record in Instrument No. 20101018-0083352 Register's Office for Davidson County, Tennessee, dated October 14, 2010 and recorded on October 18, 2010.

John Henry Sangster, III having since died on June 27, 2012.

This conveyance is subject to County and City Taxes for the year 2020 and subsequent years; all matters shown on the Plan of record in Plat Book 6250, Page 374; Restrictions of record in Book 6406, Page 929 and Book 6406, Page 972; Charter of record in Book 6396, Page 542, Book 6396, Page 522, Amended in Book 8192, Page 65 and Book 8192, Page 64; Easements of record in Book 6117, Page 290, Book 4377, Page 94 and Book 6636, Page 824; Conveyance of common areas to HOA in Book 7864, Page 369; and any and all other existing easements and restrictions as shown of record.

This is improved property, known as: 114 Habersham Court, Goodlettsville, TN 37072

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 10th day of December, 2020.

Karen Marie Sangster

STATE OF Michigan

COUNTY OF Berrien

On this 10 day of December, 2020, before me personally appeared Karen Marie Sangster, 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 10 day of December, 2020.

Notary Signature

My commission expires:

02-25-27

Sandra Wright
NOTARY PUBLIC
COUNTY OF BERRIEN
My Commission Expires
02-25-2027
Acting in the County of
STATE OF MICHIGAN

Tennessee Certification of Electronic Document

I, Sandy Mitsos (Signer's Name), 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.

Sandy Mitsos (Signature)

State of Tennessee

County of Wilson

Personally appeared before me, Beverly J. Heatherly (Notary's Name), a notary public for this county and state, Sandy Mitsos (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beverly J. Heatherly (Notary's Signature)

MY COMMISSION EXPIRES: 05-09-23

NOTARY'S SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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