Premier Land Title & Escrow, LLC 877 Seven Oaks Blvd #600 Smyrna, TN 37167 615.625.3650 0745-20	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$210,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23RD DAY OF DECEMBER, 2020. Notary Public MY COMMISSION EXPIRES: **MAY 2, 2022** (AFFIX SEAL)

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERIN MELISSA LAWLOR	First Community Mortgage, Inc.	**108-12-0-096.00**
(NAME)	(NAME)	
3222 LAKEFORD DRIVE	2120 Robert Rose Drive, #200	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, HEATHER NICOLE GREER, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIN MELISSA LAWLOR, SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 32B on the Plan of Zone Lot Division Lots 32, 35, 36, and 61 of East Lake Subdivision, Section 3, as of record in Plat Book 5200, Page 342, amended in Book 5200, Page 650, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Heather Nicole Greer and Jordyn Penner, wife and husband, from Jason A. Rohner and Heather J. Day, husband and wife, by warranty deed dated April 19, 2018, of record in Instrument No. 20180501-0040854, said Register's Office. Further, being the same property conveyed to Heather Nicole Greer from Jordyn Penner by quitclaim deed dated August 26, 2020 of record in Instrument No. 20200901-0099289, said Register's Office. See also Affidavit of Scrivener's Error of record in Instrument No. 20201211-0145914, said Register's Office.

****Jordyn Penner joins in this conveyance to convey any right, title and interest he may have in said property, whether marital or otherwise.****

unimproved ( )
This is improved(X) property, known as **3222 LAKEFORD DRIVE, NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 543706 DEEDWARR
12/30/2020 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20201230-0154769

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. 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.

Witness our hands this 23 day of Dec., 2020.

HEATHER NICOLE GREER

JORDYN PENNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Heather Nicole Greer,** 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 23 day of Dec., 2020.

My commission expires: **May 2, 2022**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

~~STATE~~/ PROVINCE OF Manitoba

COUNTY/~~PARRISH~~ OF Canada

Province

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JORDYN PENNER,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26 day of August, 2020.

~~My commission expires:~~

Notary Public

TREVOR J.C WATSON
BARRISTER & SOLICITOR
85 PTH 12 N
STEINBACH, MANITOBA
R5G 1A7

TREVOR J.C. WATSON
A NOTARY PUBLIC
IN AND FOR THE PROVINCE OF MANITOBA

202012300154769

True Copy Certification

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

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Tammy McCauley,** a notary public for this county and state, **Felicia Waldron** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 8/22/21

Notary Seal

