Karen Johnson Davidson County
Batch# 553838 DEEDWARR
01/14/2021 08:03:30 AM 4 pgs
Fees: $23.00 Taxes: $869.50
20210114-0006147

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Same as New Owner	Darreth Walker 3194 Trails End Lane Nashville, TN 37214

Order Number: 101-10280390

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Lauren Purcell, an unmarried woman,** for Two Hundred Thirty Five Thousand Dollars and 00/100 ($235,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Darreth Walker, an unmarried woman,** whose address is 3194 Trails End Lane, Nashville, TN 3721, the following described real property located in the Davidson County, State of Tennessee and further described as follows:

Land in Davidson County, Tennessee, being Lot No. 207 on the Plan of Section Two, Larchwood of record in Plat Book 5200, Page(s) 57 through 59, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Plan of record in Plat Book 5200, Page (s) 57 through 59;

Restrictions of record in Book 5479, Page 443, Book 5681, Page 532, Book 5688, Page 696 and Book 6011, Page 130; and

All other easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 108-08-0-049.00
Street address of property: 3194 Trails End Lane, Nashville, TN 37214

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20140701-0057530 in the Recorder's Office, Davidson County, Tennessee.

Signed this 7 day of January, 2021.

Signature of Grantor:

Lauren Purcell

Lauren Purcell

STATE OF Oregon, COUNTY OF Multnomah, SS:

BE IT REMEMBERED That on this 7 day of Jan, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Lauren Purcell, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

OFFICIAL STAMP
PETER DOUGLAS RODOCKER
NOTARY PUBLIC-OREGON
COMMISSION NO. 989349
MY COMMISSION EXPIRES JULY 07, 2023

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Tax ID: 108-08-0-049.00
Street address of property: 3194 Trails End Lane, Nashville, TN 37214

Oath of Consideration

I or we, Lauren Purcell, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $235,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 7 day of January, 2021.

Signatures of Affiant(s):

Lauren Purcell

Sworn and subscribed before me this 7 day of Jan, 2021.

Notary Public

OFFICIAL STAMP
PETER DOUGLAS RODOCKER
NOTARY PUBLIC-OREGON
COMMISSION NO. 989349
MY COMMISSION EXPIRES JULY 07, 2023

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

