Karen Johnson Davidson County
Batch# 560543 DEEDWARR
01/25/2021 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $749.25
20210125-0010928

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $202,500.00

Affiant

Subscribed and sworn to before me, this 19th day of January, 2021.

Notary Public

My commission expires:

CARLTON W ORANGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

MY COMMISSION EXPIRES: APRIL 10, 2022

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lynnquoyah Deseannette Burton	Bank of America, NA	175020B05300CO
1538 Sprucedale Drive	7105 Corporate Dr.	
Antioch, TN 37013	Plano, TX 75024	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Tammy S. Gregory, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lynnquoyah Deseannette Burton

HEREINAFTER CALLED THE GRANTEES, THEIR 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, Tennessee, being Unit No. 502 (Five Hundred Two) as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, Section Two and Three, filed for record in Instrument No. 20081117-0113467, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Tammy S. Gregory, unmarried, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated April 20, 2012, of record in Instrument No. 20120426-0035868, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 1538 Sprucedale Drive, Antioch, TN 37013.

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 in 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.

Tammy S. Gregory Date: 1/19/21

_____ Date: _____

STATE OF Missouri

COUNTY OF Phelps

Personally appeared before me, a Notary Public of said County and State, Tammy S. Gregory, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of Janvary, 2021.

NOTARY PUBLIC

My Commission Expires: 16 August 2024

MATTHEW GORDON KISTLER
Notary Public – Notary Seal
STATE OF MISSOURI
Phelps County
My Commission Expires Aug. 16, 2024
Commission #16264228

MATTHEW GORDON KISTLER
Notary Public – Notary Seal
STATE OF MISSOURI
Phelps County
My Commission Expires Aug. 16, 2024
Commission #16264228

I, Carlton W. Orange, 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.

Carlton W. Orange

State of Tennessee

County of Shelby

Personally, appeared before me, Candy Wrinfro, a notary public for this county and state, (name of person making certification) who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

CANDY WRINFRO
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
AUGUST 05, 2023
COUNTY OF SHELBY

Candy Wrinfro
Notary's Signature

My Commission Expires:

Prepared by and Return to:

Regency Title and Escrow LLC

1655 International Drive #101

Memphis, TN 38120 (901)753-9499