This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10199-AP

Karen Johnson Davidson County
Batch# 562594 DEEDWARR
01/27/2021 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20210127-0012208

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of January, 2021.

CHARLES D LIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05

Notary Public
My Commission Expires: 5/2/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jordan Kathlene Pendergrass 1779 Eastwick Dr. Nashville, TN 37221	InterLinc Mortgage Services, LLC 5875 N Sam Houston Pkwy W Ste 300 Houston, TX 77086	141-05-0-A62-00-0CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Zachery K. Luze and Allison Ruth Luze, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jordan Kathlene Pendergrass, unmarried woman and Robin Lynn Penrod, unmarried woman**, hereinafter called the Grantee(s), his/her/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 Lot No. 620 on the Plan of Avondale Park, Phase 3, Section 3, as shown on the plan of record in Instrument No. 20170324-0028914, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Zachery K. Luze and Allison Ruth Luze, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia corporation t/a Ryan Homes, dated July 6, 2018, recorded July 10, 2018, of record in Instrument No. 20180710-0066426, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1779 Eastwick Lane, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of January, 2021.

GRANTOR:

Zachery K. Luze

Allison Ruth Luze

STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Zachery K. Luze and Allison Ruth Luze, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of January, 2021.

Notary Public
My Commission expires: 9/24/2023

CALLIE LECOMPTE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09.24.2023
COUNTY OF HAMILTON

202101270012208

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

