Karen Johnson Davidson County
Batch# 567950 DEEDWARR
02/04/2021 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210204-0016239

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $330,000.00.

Affiant

Subscribed and sworn before me this the 2 day of February, 2021.

Notary Public
My commission expires: 09-02-2024

EMILY MORGAN DUDLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Megan Smallwood 717 Preservation Way Nashville, TN 37207	Summit Funding Inc 2241 Harvard St ste 200 Sacramento CA 95815	049-10-0A 050.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARK R. DAMMYER AND MARY ELLEN D. DAMMYER, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MEGAN SMALLWOOD, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Parmely Cove, Phase II, of record in Instrument No. 20150727-0073286, having been corrected to read Parmley Cove, Phase II, by Surveyor's Certificate of Correction of record in Instrument No. 20151228-0130216, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Mark R. Dammyer and Mary Ellen D. Dammyer, Husband and Wife, by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 06/24/2016, of record in Instrument No. 20160627-0065199, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 717 Preservation Way, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 30th day of Dec, 2021.

Mark R. Dammyer

Mary Ellen D. Dammyer

STATE OF Il

COUNTY OF Boone

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark R. Dammyer and Mary Ellen D. Dammyer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of Dec, 2021.

My commission expires: 10-31-2022

Notary Public

OFFICIAL SEAL
HEIDE ANNE KACKLEY
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 10/31/2022

MCD
MCDD

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

