THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 570461 DEEDWARR
02/08/2021 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20210208-0017915

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
Andrew David Knell 5705 Sterling Oaks Dr. Brentwood, TN 37027	new owner	172050B075.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($l0.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **STEPHEN R. LORANCE AND RACHEL L. LORANCE, HUSBAND AND WIFE** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **ANDREW DAVID KNELL, AN UNMARRIED MAN,** ("Grantee" herein), his heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 75, as shown on the map entitled Final Plat of Sterling Oaks, Phase 1, of record in Book 8250, page 998, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to STEPHEN R. LORANCE AND RACHEL L. LORANCE, HUSBAND AND WIFE, by deed from JOHN G. OLIVER AND WIFE, JENNIFER LANDRITH OLIVER, of record as Instrument No. 20190729-0074301, dated July 26, 2019, said Register's Office.

This is improved property known as: 5705 Sterling Oaks Dr., Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTORS do covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2021 real property taxes and any easements, covenants and restrictions of record.

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, the GRANTOR has hereunto set their hands as of this 5th day of February, 2021.

STEPHEN R. LORANCE

RACHEL L. LORANCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEPHEN R. LORANCE AND RACHEL L. LORANCE**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 5th day of February, 2021.

Notary Public

My Commission Expires: 9/7/21

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$470,000.00.**

Affiant

Sworn to and subscribed before me this 5th day of February, 2021.

Notary Public

My Commission Expires: 1/3/22

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **PAUL F. SOPER**, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

