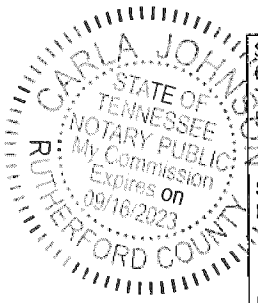
Karen Johnson Davidson County
Batch# 579112 DEEDWARR
02/26/2021 07:49:30 AM 2 pgs
Fees: $13.00 Taxes: $943.13
20210226-0024310




STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $254,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd day of February, 2021.

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY
Brithright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Nicholas Lantz | HONDA FEDERAL CU | 086030A01100CO |
| (NAME) | (NAME) | |
| 136 Summit Run Place | 17655 ECND DR. | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | MARYSVILLE, OHIO 43040 | |

# Warranty Deed

For and in Consideration of the sum of $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 **Dane Moffett,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Nicholas Lantz**, **an unmarried person**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

BEING LOT NO. 11 AS SHONW ON THE PLAN OF SUMMIT RUN, PHASE ONE, OF RECORD IN BOOK 9700, PAGE 334, AS AMENDED IN BOOK 10021, PAGE 425, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to Dane Moffett, single man by deed from Staci L. Bell and husband, Anthony L. Bell, of record in Instrument No. 20120705-0059000, said Register's Office.

This property is __unimproved _X_improved property known as: 136 Summit Run Place, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 22nd day of February, 2021.

Dane Moffett

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dane Moffett, the herein bargainor, 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 and official seal, this the 22nd day of February, 2021.

Notary Public
My Commission Expires: 4/28/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**True Copy Certification**

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**After Recording Return to:**
**Birthright Title, LLC**
**2800 N. Mt. Juliet Road**
**Mt. Juliet, TN 37122**