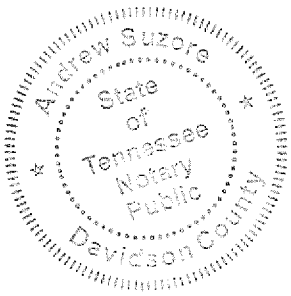
Karen Johnson Davidson County
Batch# 582543 DEEDWARR
03/03/2021 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $876.90
20210303-0027243



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $237,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of February, 2021.

Notary Public

My commission expires: May 7, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Tina Dial	SWBC Mortgage Corp	150-02-0-296.00
909 High Rigger Court	9311 San Pedro #100	
Nashville, TN 37217	San Antonio, TX 78216	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Donald O'Neal Lockridge, Jr

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Tina Dial, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Harborgate Revised Section Two of record in Plat Book 6250, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Donald O'Neal Lockridge,Jr by Quitclaim deed from Rita Lockridge of record in Instrument No. 20070810-0096029 Register's Office for Davidson County, Tennessee, dated December 21, 2006 and recorded on August 10, 2007.

This is improved property known as **909 High Rigger Court, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26th day of February, 2021.

Donald O'Neal Lockridge, Jr

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Donald O'Neal Lockridge, Jr, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 26th day of February, 2021.

Notary Public
My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

SolomonParks File No. 21-000018-529

True Copy Certification

I, Lisa K. R. Wagner, do hereby make oath that I am 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 the law.

Lisa K. R. Wagner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me Lutece M. Bone, a notary public for this county and state, Lisa K. R. Wagner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01.08.2024

LUTECE M. BONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY