WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-10891-AP

Karen Johnson Davidson County
Batch# 586274 DEEDWARR
03/08/2021 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20210308-0029725

This Instrument Prepared By:
**Lee & Lee Attorneys at Law, P. C.**
**109 East Gay Street, 615-444-1312**
**Lebanon, TN 37087**

L&L#7046-48

ADDRESS NEW OWNER:
**Anna Waller**
**4479 South Trace Boulevard**
**Old Hickory, TN 37138**

SEND TAX BILL TO:
**Mortgagee**

MORTGAGEE:
**Highlands Residential Mortgage, Ltd.**
**5200 Maryland Way, Suite 106**
**Brentwood, TN 37027**

Parcel ID:
**063-12-0-043**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher Pike, an unmarried man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Anna Waller and Chase Earles, wife and husband,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:
>
> Lot Number 48 on the Plan of Southfork, Section Two, as of record in Book 6250, Page 386, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to Christopher Pike, an unmarried man by Deed dated December 8, 2015 from Fannie Mae a/k/a Federal National Mortgage Association, of record in Instrument Number 20160111-00024099, Register's Office for Davidson County, Tennessee.

This is improved property known as 4479 South Trace Boulevard, Old Hickory, TN 37138. Possession is to be given on March 4, 2021.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind themselves, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 4th day of March, 2021.

Christopher Pike

STATE OF TENNESSEE )
COUNTY OF WILSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Christopher Pike, an unmarried man,** the bargainor, 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.

WITNESS my hand and official seal at office this 4th day of March, 2021.

NOTARY PUBLIC

J DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 6/6/21

* * * * * *

STATE OF TENNESSEE )
COUNTY OF WILSON )

The actual value or consideration, whichever is greater, for this transfer is **$270,000.00**.

AFFIANT

Subscribed and sworn to before me on this 4th day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 3/6/2024

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

# 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

