RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115268

WARRANTY DEED

Karen Johnson Davidson County
Batch# 588547 DEEDWARR
03/10/2021 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $886.15
20210310-0031267

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2021.

NOTARY PUBLIC

My commission expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristin Lupton 903B Maynor Avenue Nashville, TN 37216	Same address as new owner	072061N00200CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Nine Thousand Five Hundred and 00/100 Dollars ($239,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **KAREN LAVENDER, MARRIED AND ROBYN MORSHEAD, UNMARRIED**, hereinafter called the Grantors, has bargained and sold and by these presents do hereby transfer and convey unto, **KRISTIN E. LUPTON, AN UNMARRIED WOMAN,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND located in Davidson County, Tennessee, being all of Unit B of 903 Maynor Avenue, as shown by plan included as Exhibit "B" to Declaration of Covenants, Conditions and Restrictions for 903 Maynor Avenue of record in Instrument No. 20180816-0081372, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Karen Lavender, married and Robyn Morshead, unmarried, as tenants in common with right of survivorship from Ryan Paige, by Warranty Deed dated 08/23/2018 and recorded 09/04/2018 in Instrument No. 20180904-0087121 and corrected by Scrivener's Affidavit of record in Instrument No. 20180911-0089856, Register's Office of said County.

The address of the herein described property is believed to be 903B Maynor Ave, Nashville, TN 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown as shown by plan included as Exhibit "B" to Declaration of Covenants, Conditions and Restrictions for 903 Maynor Avenue of record in Instrument No. 20180816-0081372; to any and all restrictive covenants and/or easements of record; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, her heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS OUR HANDS, this the 5th day of March, 2021.

Karen Lavender by Robyn Morshead her attorney-in-fact

KAREN LAVENDER BY ROBYN MORSHEAD, HER ATTORNEY-IN-FACT

Robyn Morshead.

ROBYN MORSHEAD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 5th day of March, 2021 before me, appeared Robyn Morshead, both individually and as Attorney-in-Fact for Karen Lavender, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for Karen Lavender and that said instrument was signed on behalf of herself and Karen Lavender.

Witness my hand at office this the day and year above written.

Rene Porter

Notary Public

My commission expires: _____

RENE PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 11-19-2024

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