Karen Johnson Davidson County
Batch# 597953 DEEDWARR
03/23/2021 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,006.03
20210323-0038178

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-11072-LV

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $271,900.00.

Affiant

Subscribed and sworn to before me, this the 19th day of March, 2021.

Notary Public
My Commission Expires: 1-24-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Justin J. Wolters 2508 Park Green Ln Old Hickory TN 37138	Highland's Residential 12001 North Central Exp. #750 Dallas TX 75243	053 06 0B 053.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **Ann Marie Lockard and Edwin Reece Alexander, III**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Justin J. Wolters**, a single man, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 250 on the Plan of Phase 4A, Waterford, of record in Plat Book 7900, Page 596, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Brenda A. Alexander, by Warranty Deed from Michael Shane Jones and wife, Cynthia C. Jones, of record in Instrument No. 199912200304681, in the Register's Office of Davidson County, Tennessee, dated December 14, 1999 and recorded on December 20, 1999.

The said Brenda A. Alexander died on January 06, 2021 leaving Ann Marie Lockard and Edwin Reece Alexander, III as her only surviving heirs, according to affidavits of heirship of record in Instrument No. 202103230038177, and Instrument No. _____, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **2508 Park Green Lane, Old Hickory, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 we do

covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. 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, Grantor has executed this instrument on this 19th day of March, 2021.

GRANTOR:

Ann Marie Lockard

Edwin Reece Alexander, III

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ann Marie Lockard and Edwin Reece Alexander, III, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of March, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

202103230038178

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, 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 Sumner

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case
Notary's Signature

Seal (if on paper)

HEATHER L CASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: 7/2/2024