Karen Johnson Davidson County
Batch# 599743 DEEDWARR
03/25/2021 09:20:30 AM 2 pgs
Fees: $13.00 Taxes: $1,413.40
20210325-0039214

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David Lassell and Kimberly Ann Lassell	Keller Mortgage, LLC dba Keller Mortgage	Parcel ID: 147-06-0-095.00
(NAME) 4818 Overcrest Drive	(NAME) 4725 Lakehurst Court, Suite 400	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Dublin, OH 43016	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Daniel Sura and Brenna Sura, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **David Lassell and Kimberly Ann Russell, husband and wife**, hereinafter called the Grantees, 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. 25 on the Plan of Section One, Caldwell Hall of record in Plat Book 2900, Page 59, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 25 begins at a point in the Northerly margin of Milner Drive between Lots Nos. 24 and 25 and extends thence Northerly with the line between said lots 122. 7 feet to a point the common rear comer of Lots Nos. 24, 25 and 26; thence with line between Lots 25 and 26 Westerly 121.9 feet to a point in the Easterly margin of Overcrest Drive; thence with said margin of Overcrest Drive Southerly 88.5 feet to a point the beginning of a curve with a radius of 25 feet; thence around said curve 36.70 feet to a point in the Northerly margin of Milner Drive; thence with said margin of Milner Drive 87.57 feet to the point of beginning.

Being the same property conveyed to Dan Sura, unmarried by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. dated September 27, 2013 and recorded on September 30, 2013 of record in Instrument No. 20130930-0102383, Register's Office for Davidson County, Tennessee, AND;

FURTHER being the same property conveyed to Dan Sura, unmarried and Felipe Sura, married by Quitclaim Deed from Dan Sura, unmarried, dated September 27, 2013 and recorded on September 30, 2013, of record in Instrument No. 20130930-0102385, Register's Office for Davidson County, Tennessee, AND;

FURTHER being the same property conveyed to Daniel Sura and Brenna Sura, husband and wife by Quitclaim Deed from Dan Sura aka Daniel Sura, unmarried and Felipe Sura, married, dated April 26, 2018 and recorded May 4, 2018 of record in Instrument No. 20180504-0042917, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4818 Overcrest Drive, Nashville, TN 37211

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. 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.

Witness our hands this 22nd day of March, 2021

Daniel Sura

Brenna Sura

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Daniel Sura and Brenna Sura, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of March, 2021.

Notary Public

My Commission Expires: 9.9.24
(SEAL)

JAMES N WICKENS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

True Copy Certification

ameika Jones, do hereby make the oath that I am a licensed attorney id/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