Karen Johnson Davidson County
Batch# 600188 DEEDWARR
03/25/2021 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,468.90
20210325-0039337

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$397,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 8.20.2023
(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nikolas Michael Lingle and Stacy Marie Lingle 7371 Bridle Dr. Nashville, TN 37221	Security National Mtg. Co. 5300 So. 360 West, Ste 150 Murray, UT 84123	142-03-0-082.00

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, **Patricia L. Littlejohn, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Nikolas Michael Lingle and Stacy Marie Lingle, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 282 on the Plan of Walnut Hill Manor, Section 1, of record in Book 4460, Page 108, said Register's Office to which said plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronnie L. Littlejohn and Patricia L. LittleJohn, his wife, by Deed from Gerald Beachum and Judith Beachum, his wife, dated 10/31/1984 and recorded 11/07/1984, of record in Book 6421, Page 166, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia L. Littlejohn by Quitclaim Deed from Ronnie L. Littlejohn, dated 06/01/2001 and recorded 06/01/2001, of record in Instrument 200106010057171, Register's Office for Davidson County, Tennessee. Ronnie Lynn Littlejohn and Patricia Lynn Littlejohn have since divorced pursuant Final Decree, Docket No. 01D-744, Circuit Court for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 7371 Bridle Dr., Nashville, TN 37221

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 my hand this the 22nd day of March, 2021.

Patricia L. Littlejohn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Patricia L. Littlejohn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

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

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)