Karen Johnson Davidson County
Batch# 600482 DEEDWARR
03/25/2021 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $961.63
20210325-0039711

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00.

Affiant

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

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PREPARED BY:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

06-NSH21-01304

Address of New Owner:	Send Tax Bills to:	Tax Information:
Cassie Lunsford and Aaron Lunsford 441 Harwell Dr Hermitage, TN 37076	MOVEMENT MORTGAGE, LLC 8024 CALVIN HALL ROAD INDIAN LAND, SC 29707	075-14-0-108.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tensel Lea Sandker, now known as Tensel Lea Burke, married, and Brent Matthew Burke, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Cassie Lunsford and Aaron Lunsford, wife and husband**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: * WIFE AND HUSBAND

Land in Davidson County, Tennessee, being Lot No. 15, on the plan of Section Four, Hermitage Estates, as shown by plat of record in Book 3700, Page 148, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tensel Lea Sandker and Brent Matthew Burke by deed from C and S Renovations Group, Inc., dated November 30, 2012, recorded December 7, 2012, of record in Instrument No. 20121207-0113020, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 441 Harwell Dr, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 22 day of March, 2021

Tensel Lea Burke

Brent Matthew Burke

State of Tennessee

County of Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tensel Lea Sandker, now known as Tensel Lea Burke and Brent Matthew Burke, the bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 22 day of March 2021.

Notary Public at Large

My commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

