Karen Johnson Davidson County
Batch# 605786 DEEDWARR
04/01/2021 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210401-0043468

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $400,000

Affiant Signature

Subscribed and sworn to before me on this the 15 Day of March 2021

Notary Public

My Commission expires 1 / 6 / 25

Stephanie Mitchell
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Molly Davis
201 Lexington Way
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #:064120C20100CO

WARRANTY DEED
21NT00640

Effective the 15 Day of March, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Dustin Anderson and Nicole Anderson, husband and wife
Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Molly Davis, a single woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land situated in the 2nd Civil District of Davidson County, Tennessee, and being Building Envelope 201 on the Plan of Lexington Phase One, a Planned Unit Development, of record at Plat Book 6250, Pages 340 and 341, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dustin Anderson and Nicole Anderson, husband and wife, by Warranty Deed from David Edward Lovell and Pamela Lovell, as Co-Trustees of the David and Pamela Lovell Tennessee Community Property Trust u/a/d December 9, 2015, dated 04/05/2019 and recorded 04/08/2019 as Instrument No. 20190408-0031473, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 201 Lexington Way, 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 and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 15 day of March, 2021

Dustin Anderson

GRANT B. STOCKTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Dustin Anderson** the within named bargainer, 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 at office, this 15 day of March, 2021.

Notary Public

My Commission expires: 1/9/22.

Nicole Anderson

GRANT B. STOCKTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Nicole Anderson,** the within named bargainer, 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 at office, this 15 day of March, 2021.

Notary Public

My Commission expires: 1/9/22.

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024