Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0118

Karen Johnson Davidson County
Batch# 605788 DEEDWARR
04/01/2021 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20210401-0043470

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS ~~30th~~ 1st day of ~~March~~ April, 2021

Notary Public

Commission Expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Linnea Lancaster 745 Ringgold Drive Nashville, TN 37207	Mutual of Omaha Mortgage, Inc. 100 West 22nd Street, Ste 101 Lombard, IL 60148	059-14-0-090

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Alisha Sherrill Barbee, unmarried and Terrance Lamonza Grant, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Linnea Lancaster and Jeffrey Lancaster, wife and husband

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. 28 on the Plan of Haynes Manor, Section 1, of record in Book 3600, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

BEING the same property conveyed to Alisha Sherrill Barbee and Terrance Lamonza Grant, both unmarried, as tenants in common with right of survivorship, by Warranty Deed from Kevin Smith and wife, Nicole Smith, dated 6/1/2016 and recorded 6/14/2016 in Instrument No. 20160614-0060357, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 745 Ringgold Drive Nashville, TN 37207.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of March, 2021.

Alisha Sherrill Barbee

Alisha Sherrill Barbee

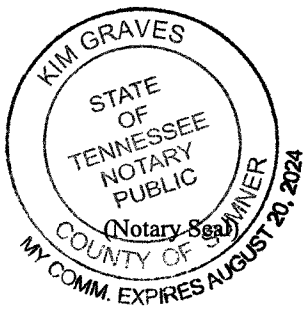
Terrance Lamonza Grant

Terrance Lamonza Grant

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alisha Sherrill Barbee and Terrance Lamonza Grant** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 30th day of March, 2021.



(Notary Seal)

Kim Graves

Notary Public
My Commission Expires: 8-20-24

True Copy Certification

I, KRISTEN TRAINI, 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, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

