WARRANTY DEED

Karen Johnson Davidson County
Batch# 607023 **DEEDWARR**
04/05/2021 03:16:50 PM 2 pgs
Fees: $13.00 Taxes: $891.70

20210405-0044356

DM-SB-VR-21-2945

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Caitlin Marie Horner	**CrossCountry Mortgage, LLC**	
(NAME)	(NAME)	
2945 Sinbad Dr	**6850 Miller Road**	**096 06 0 110.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Brecksville, OH 44141**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DERRICK LILLARD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAITLIN MARIE HORNER, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 194 on the plan of Cloverhill, Section No. IV, of record in Plat Book 2133, Page 62, Register's Office for Davidson County, Tennessee.

Said Lot No. 194 fronts 95 feet on the Northerly margin of Sinbad Drive and extends back between lines 216.2 feet on the Easterly line and 233.7 feet on the Westerly line to a dead line in the rear measuring 119.6 feet thereon.

Being the same property conveyed to Derrick Lillard, by Warranty Deed from Sarah Jo Ayer, unmarried, of record in Instrument No. 20000630-0065194, in the Register's Office of Davidson County, Tennessee, dated June 28, 2000 and recorded on June 30, 2000.

Tanya Lillard, spouse of Derrick Lillard, hereby joins in this conveyance and does transfer and convey and and all marital interest Tanya Lillard may have in and to the above-described tract of land or parcel.

This conveyance is subject to:
- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cloverhill, Section No. IV, as recorded in Plat Book 2133, Page(s) 62.
- NOTE: ALTA 8.1 and ALTA 9 Endorsements will be issued with final title policy.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2945 Sinbad Dr, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 1st DAY OF APRIL, 2021.

Derrick Lillard

Tanya Lillard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DERRICK LILLARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of April, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TANYA LILLARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of April, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212