Karen Johnson Davidson County
Batch# 609345 DEEDWARR
04/07/2021 11:42:30 AM 4 pgs
Fees: $23.00 Taxes: $1,998.00
20210407-0045874

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 7.12.21
(AFFIX SEAL)

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC Green Hills, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Andrew Conger and Lisa Conger	AmeriSave Mortgage Corporation	Parcel ID: 085-04-0A-312.00-CO
(NAME) 5408 Coventry Hill Ln	(NAME) 3525 Piedmont Center, 8 Piedmont Center Suite 600	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Atlanta, GA 30305	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Haydee del Carmen Rivera Alvelo and Lisa Litherland**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrew Conger and Lisa Conger, husband and wife**, 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. 312 on the Final Plat of The Reserve at Stone Hall, Phase 1, Section 3b, Planned Unit Development, of record in Instrument No. 20160421-0038888, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Haydee del Carmen Rivera Alvelo and Lisa Litherland, as tenants in common with rights of survivorship By Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation dated 12/15/16 recorded 01/12/17, of record in Instrument No. 20170112-0003573, Register's Office for Davidson County, TN.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5408 Coventry Hill Ln, 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; 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 our hands this 25 day of March, 2021

Haydee del Carmen Rivera Alvelo

Lisa Litherland

STATE OF Texas

COUNTY OF Denton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Haydee del Carmen Rivera Alvelo and Lisa Litherland, the within named bargainor, 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, this the ~~26th~~ 25th day of March, 2021.

Notary Public

My Commission Expires: 1/12/25

(SEAL)

VICTORIA MARTIN
Notary ID #132880257
My Commission Expires
January 12, 2025

VICTORIA MARTIN
Notary ID #132880257
My Commission Expires
January 12, 2025

JURAT

State of Texas

County of Denton } ss.

Subscribed and sworn to (or affirmed) before me this

25 day of March, 2021, by

Date *Month* *Year*

Haydee del Carmen Rivera Arvelo

Name of Signer No. 1

Lisa Litherland

Name of Signer No. 2 (if any)

Signature of Notary Public

VICTORIA MARTIN
Notary ID #132880257
My Commission Expires
January 12, 2025

Place Notary Seal/Stamp Above

Any Other Required Information
(Residence, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

©2019 National Notary Association

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY