Karen Johnson Davidson County
Batch# 624584 DEEDWARR
04/28/2021 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20210428-0056793

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

C. Nichols
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES: 2-25-24
(AFFIX SEAL)

SHERRI ANN CHURCH
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Schell	Legacy Home Loans, LLC	
(NAME)	(NAME)	
1002 Halifax Lane	4004 Hillsboro Pike, Suite 216B	163-16-0A-066.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, SONJA LATRESE JACK, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERIC SCHELL, AN UNMARRIED MAN, 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 Unit No. 166 on the plan of Phase One, Provincetown, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20031119-0168785 - Exhibit "A-1" in the Register's Office for Davidson County, Tennessee, to which plan reference is lumpy made for a more complete and accurate description.

Being the same property conveyed to Sonja Latrese Jack, unmarried, by Warranty Deed from Stacy M. Sharp, married, of record in Instrument No. 20170718-0071982, Register's Office for Davidson County, Tennessee, dated July 13, 2017.

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

This is improved unimproved x property, known as 1002 Halifax Lane, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 26 day of April 2021

Sonja L Jack

SONJA LATRESE JACK

STATE OF Texas

COUNTY OF Bexar

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

Witness my hand and official seal this 26th day of April, 2021.

Commission expires: 10/7/2024

Nahid H

Notary Public

NAHID HEMANI
Notary Public, State of Texas
Comm. Expires 10-07-2024
Notary ID 13275285-9

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop 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: 1-3-23

Notary's Seal (If on paper)

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY