Karen Johnson Davidson County
Batch# 629800 DEEDWARR
05/06/2021 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,046.10
20210506-0060638

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $553,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2021. Notary Public My commission expires: 1-25-24
(Notary Stamp)	

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

SHERRI ANN CHURCH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map, Parcel Number
Samuel Britton and Emily Britton	**Mortgage Investors Group**	**146-04-0-077.00**
4801 Timberhill Drive	**8320 E. Walker Springs Ln, Ste 200**	
Nashville, TN 37211	**Knoxville, TN 37923**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Oanh Lu, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Samuel Britton and Emily Britton, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Section Two, Elysian Meadows Addition of record in Plat Book 2663, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Oanh Lu, an unmarried woman by Warranty deed from Reid & Co. Construction, LLC of record in Instrument No. 20150902-0089349 Register's Office for Davidson County, Tennessee. Having since married, her spouse Quintin Wise joins in this conveyance, waiving any marital interest he may have in the property.

This is improved property known as **4801 Timberhill Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27 day of April, 2021.

Oanh Lu

Quintin Wise

STATE OF Washington
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Oanh Lu and Quintin Wise, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 27th day of April, 2021

Notary Public
My Commission Expires: 05/01/2023

PAT ARBASAK
MY COMM. EXP. 05-01-2023
NOTARY PUBLIC
COMM. NO. 207421
STATE OF WASHINGTON

Lenders Title Company File No. 21-000113-528

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

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)