Karen Johnson Davidson County
Batch# 633211 DEEDWARR
05/11/2021 02:19:30 PM 4 pgs
Fees: $23.00 Taxes: $1,998.00
20210511-0063470

WARRANTY DEED

2021-227

ELIZABETH LEVSEN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 11-27-2023

State of Tennessee

County of Williamson

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

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th day of May, 2021.

(Affix Seal) Notary Public

My Commission Expires: 11/27/23

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ora Bransford and Andrew Lux 1012 43rd Ave N Nashville, TN 37209	Loandepot.com LLC ~~NEW OWNER~~ 4800 N. Scottsdale Rd. Scottsdale, AZ 85251	09108008200

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, I/we, **Paige Wimberly and Troy Harmon, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Ora L. Bransford, unmarried woman and Andrew Lux, unmarried man, as tenants in common with right of survivorship"**, hereinafter called the Grantee(s), their heirs 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. 46 on the Plan of L.H. Davis Subdivision of Lot No. 41, Clifton Plan of record in Plat Book 57, Page 100, 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 Paige Wimberly and Troy Harmon, wife and husband, by deed dated February 21, 2020, and recorded February 25, 2020, from Citywide Development, LLC, of record in Instrument Number 20200225-0020784, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1012 43rd Avenue N, Nashville, TN 37209.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 4th day of May, 2021

Troy Harmon

State of TN
County of Dickson

Personally appeared before me, April G Nichols a Notary Public in and for said County and State, the within named Troy Harmon, the bargainor(s), 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 4th day of May, 2021.

Notary Public
My Commission Expires: 6-24-2023

Witness my/our hand(s) this 4th day of May, 2021

Paige Wimberly

State of Tennessee
County of Davidson

Personally appeared before me, Jaszmine Young a Notary Public in and for said County and State, the within named Paige Wimberly, the bargainor(s), 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 4th day of May, 2021.

Notary Public
My Commission Expires: 04/03/2022

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

