Karen Johnson Davidson County
Batch# 657578 DEEDWARR
06/16/2021 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20210616-0080925

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-3628

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ KG Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Kaylen Gilbert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of June, 2021

Notary Public

Commission Expires: _____

DANIELLE PILKINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES 04/25/25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mackenzie Small 7044 Allens Lane Nashville, TN 37221	New Owner	155-03-0D-029.00-CO

WARRANTY DEED

FOR AND IN 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/WE,

James Andrew Brittingham and Laura DiStefano Brittingham, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mackenzie Small, a single woman

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. 29 on the Plan of First Revision, Section 2, Allens Green of record in Plat Book 9700, Page 109, and as amended in Book 10645, Page 699 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 James A. Brittingham and Laura D. Brittingham, husband and wife by Warranty deed from Bjarne Hill and wife, Holly Hill of record in Instrument No. 20161011-0107583 Register's Office for Davidson County, Tennessee, dated October 06, 2016 and recorded on October 11, 2016. (Value of consideration shown in aforementioned deed $368,000.00.)

Being also known as 7044 Allens Lane Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7044 Allens Lane, Nashville, TN 37221

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 so 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.

Dated this the 10th day of June, 2021.

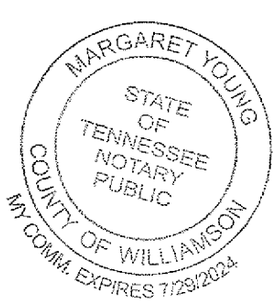
James Andrew Brittingham

Laura DiStefano Brittingham

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Andrew Brittingham and Laura DiStefano Brittingham** 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.

Witness my hand and official seal at Mt. Juliet, Tennessee this 10th day of June, 2021.



Notary Public
My Commission Expires: _____

WARRANTY DEED

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021