NEW OWNER:

SCOTT MCCAIN
2738 RIVER BEND DRIVE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-0490

Map and Parcel 10803006400

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 661594 **DEEDWARR**
06/22/2021 11:17:11 AM 3 pgs
Fees: $18.00 Taxes: $488.40
20210622-0083999

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty-Two Thousand and 00/100 Dollars ($132,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **LISA LANKFORD WALLS, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **SCOTT MCCAIN and ANGELA PETERSEN, tenants in common, with right of survivorship,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and Being Lot No. 46A on the Plan of Zone Lot Division, Lots 42-48 & 102-107, Section Five, Patio Villa, of record in Plat Book 5200, Page 686, amending Plat Book 5800, Page 335, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to LISA LANKFORD WALLS, unmarried, by Quitclaim Deed from LARRY MICHAEL LANKFORD, dated March 30, 2021, and of record in Instrument No. 20210406-0044550, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **3043 CASA DRIVE, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5200, Page 686, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 17th day of June, 2021.

Lisa Lankford Walls

LISA LANKFORD WALLS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LISA LANKFORD WALLS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of June, 2021.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$132,000.00**.

Angela Petersen
AFFIANT

Sworn to and subscribed to before me this 17th day of June, 2021.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022