WARRANTY DEED

Karen Johnson Davidson County
Batch# 661635 DEEDWARR
06/22/2021 11:48:30 AM 2 pgs
Fees: $13.00 Taxes: $1,004.55
20210622-0084055

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jarrett Lane	South Central Bank, Inc.	Parcel ID: 065 09 0 106.00
(NAME)	(NAME)	
4840 Shasta Drive	501 S L Rogers Wells Blvd	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Glasgow, KY 42141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John W. Brewer, a married person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jarrett Lane, 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 Lot No. 364, on the Plan of Section Four, Sherwood Forest of record in Plat Book 4460, Pages 182 and 183, Register's Office, for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John W. Brewer, A Married Person, by Warranty Deed from Anthony Scott Connelly and Wife, Rachel Connelly, of record in Instrument No. 20141209-0112637, in the Register's Office of Davidson County, Tennessee, dated December 05, 2014 and recorded on December 09, 2014.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4840 Shasta Drive, Old Hickory, TN 37138

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 our hands this 18 day of June, 2021

John W. Brewer

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State John W. Brewer, a married person, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of June, 2021.

Notary Public

My Commission Expires: My Commission Expires March 3, 2025

(SEAL)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY