Karen Johnson Davidson County
Batch# 666844 DEEDWARR
06/28/2021 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,263.55
20210628-0087396

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $341,500.00

Affiant

Subscribed and sworn to before me, this 25th day of June 2021.

Notary Public

My commission expires: 9/7/21

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John T. Mason, IV **D'Lanna J. Mason**	**Security Federal Savings Bank**	**13303013600**
125 Antioch Pike	306 W. Main St. P.O. Box 7027	
Nashville, TN 37211	McMinnville, TN 37110-2520	

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 ACKNOWLEDGE, WE,

Warren Ling, a married man and Lawrence Ling, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John T. Mason, IV and D'Lanna J. Mason, Husband and Wife

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. 176, on the Plan of Glencoe Acres, Section 2, of record in Book 1835, Pages 136-138, Register's Office for Davidson County, Tennessee.

Lot No. 176 fronts 76 feet on the Southerly side of Old Antioch Pike and runs back between lines 181 feet on the Westerly side of 190 feet on the Easterly side to a dead line in the rear and measures 92 feet on said dead line, said rear line being a broken line.

Being the same property conveyed to Margaret O. Giles, by Warranty Deed from W.P. Fults and wife, Eliza Jane Fults, dated March 25, 1974, of record in Book 4798, Page 910, Register's Office for Davidson County, Tennessee. Margaret O. Giles died intestate on October 12, 1904, leaving Betty L Ponder as her sole heir-at-law. Betty L Ponder died intestate on September 25, 1931, leaving Warren Ling and Lawrence Ling as her sole heirs-at-law. Reference is hereby made two affidavits of heirships of record in Instrument Number 202106280087394 and Instrument Number 202106280087395, Registers Office for Davidson County Tennessee.

Oath is made that the above described property is not the principal residence of either Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 125 Antioch Pike, Nashville, TN 37211.

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 in 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.

Warren Ling Date: 6/25/21

Lawrence Ling Date: 6/25/21

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Warren Ling and Lawrence Ling, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June 2021, _____.

NOTARY PUBLIC

My Commission Expires: 9/4/21

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY