Karen Johnson Davidson County
Batch# 668082 DEEDWARR
06/29/2021 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $717.06
20210629-0088398

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 5.2022
(AFFIX SEAL)

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-051002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mona Lexehomme and Marvens Lamartininiere	Everett Financial, Inc. dba Supreme Lending	
(NAME)	(NAME)	
1334 Quail Valley Road	14801 Quorum Drive, Suite 300	108-12-0A-042.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Dallas, TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED NINETY-THREE THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS ($193,800.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROBERT ACKLIN, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MONA LEXEHOMME, AN UNMARRIED WOMAN AND MARVENS LAMARTININIERE, 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 42 of Lot 32 of Quail Valley, Phase Seven, Section Four, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 522, Registers Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Diane S. Scher and spouse, Robert Acklin by Warranty deed from Floyd Neil Hendricks, married of record in Instrument No. 20070824-0101498, Register's Office for Davidson County, Tennessee, dated August 23, 2007 and recorded on August 24, 2007.

Being the same property conveyed to Robert Acklin by Quitclaim deed from Diane S. Scher of record in Instrument No. 20170711-0069511, Register's Office for Davidson County, Tennessee, dated July 06, 2017 and recorded on July 11, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1334 Quail Valley Road, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this the 17th day of June, 2021

Robert Acklin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this the 17th day of June, 2021.

Notary Public

My Commission Expires: July 5, 2021

(SEAL)

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certification of Recorded Documents

I, Laura Hamann, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 29, 2021.

(AFFIANT) Laura Hamann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 29th day of June, 2021.

My commission expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY