Karen Johnson Davidson County
Batch# 670921 DEEDWARR
07/02/2021 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20210702-0090377

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of June, 2021

(Affix Seal) Notary Public

My Commission Expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

2021-1866-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ronald Anderson and Sandra Anderson 6269 Palomar Court Nashville, TN 37211	OWNER	Map/Parcel 172 10 0B 048.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Terri Warner**, single, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Ronald Anderson and Sandra Anderson, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that 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. 48 on the Plan of Cluster Lot Development, Christiansted Valley, Phase 2, Revision 1, of record in Plat at Instrument No. 20010209-0012854, 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 Terri Warner, single, by Warranty Deed from William E. Niles, Jr. and Kenna P. Niles, Trustees of the Niles Revocable Living Trust, dated October 29, 2015, of record in Instrument No. 20171003-0101406, in the Register's Office of Davidson County, Tennessee, dated October 02, 2017 and recorded on October 03, 2017.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2021 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 6269 Palomar Court, 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 the GRANTOR, does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and binds herself, her heirs and assigns, 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.

Effective the 30 day of June, 2021:

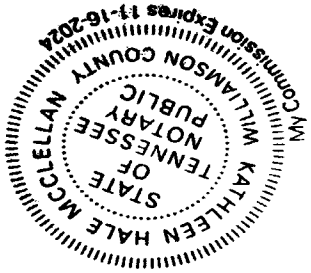
Terri Warner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29 day of June, 2021, before me personally appeared Terri Warner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29 day of June, 2021.

Notary Signature
My commission expires: 11/16/2024



Tennessee Certification of Electronic Document

I, Kristen Train, 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 06/29/2021 (date of document).

Affiant Signature

7-2-2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of July, 2021.

Jennifer Russell
Notary's Signature

MY COMMISSION EXPIRES: 03/01/2025

NOTARY'S SEAL

