This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $280,000.00.

Affiant

Subscribed and sworn before me this the 14th day of July, 2021.

Notary Public
My commission expires:

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

Karen Johnson Davidson County
Batch# 677913 DEEDWARR
07/16/2021 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20210716-0095696

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Christy Richardson 8332 Tecumseh Lane Antioch, TN 37013	New Owner	181-02-0A 028.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AVONLEA KERR AND MICHAEL KERR, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHRISTY RICHARDSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 28 aka Lot 28 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provision of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686, and as amended by Instrument No. 20060606-0066938, in the Register's Office for Davidson County, Tennessee; Said unit being shown as part of Exhibits E1, E2, and E3 of said Master Deed.

Being the same property conveyed to Avonlea Kerr and Michael Kerr, wife and husband, by deed dated 06/20/2019, from Patricia Ann Kersey, of record in Instrument No. 20190624-0061005, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8332 Tecumseh Lane, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

AK 7.13.21
MK 7.13.21

Witness my hand this the 13 day of July, 2021.

Avonlea Kerr

Avonlea Kerr

Michael Kerr

Michael Kerr

STATE OF TENNESSEE
COUNTY OF BLOUNT

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Avonlea Kerr and Michael Kerr, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of July, 2021.

My commission expires: 03/26/2022

allison white

Notary Public

ALLISON WHITE
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

My Commission Expires Mar. 26, 2022

AK 7.13.21
MK 7.13.21

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 7/13/21 (date of document).

Affiant Signature

7/13/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 7th day of July, 2021.

Becky Elizabeth Burch
Notary Signature

My Commission Expires: 11-19-23

