WARRANTY DEED

Karen Johnson Davidson County
Batch# 679166 **DEEDWARR**
07/19/2021 10:59:07 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20210719-0096400

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$215,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/26/23
(AFFIX SEAL)

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jacob A. Metkler and Ashley B. Kincaid 8221 Lenox Creekside, Unit 4 Antioch, TN 37013	LoanDepot.com, LLC P.O. Box 5710 Chicago, IL 60680	181-02-0A-046.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Peggy Marie Richardson, an unmarried woman, and Gerald C. Adams, an unmarried man, as joint tenants**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Ashley B. Kincaid, unmarried woman, and Jacob A. Metkler, unmarried man, as tenants in common with right of survivorship**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. B-4 of Lenox Creekside, Phase I, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Lenox Creekside, Phase I of record in Instrument Number 20060306- 0025686, and as amended, of record as Instrument No. 20060606-0066938, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit EI, E2 and E3 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Peggy Marie Richardson, an unmarried woman, and Gerald C. Adams, a married man, as joint tenants, their successors and assigns by Warranty Deed from Holly Craft f/k/a Holly K. Anderson, a married woman, dated 07/15/2019 and recorded 07/17/2019, of record in Instrument 201907170069998, Register's Office for Davidson County, Tennessee.

Subject property is not now nor has ever been the primary residence of Gerald C. Adams.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 8221 Lenox Creekside, Unit 4, 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 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 16th day of July, 2021.

Peggy Marie Richardson

Peggy Marie Richardson

Gerald C. Adams by Peggy Marie Richardson, Attorney in Fact

Gerald C. Adams
by Peggy Marie Richardson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Peggy Marie Richardson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 16th of July, 2021.

Notary Public My Commission Expires: 11/6/2023

LEE E. CRANFORD · NOTARY PUBLIC AT LARGE · STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Peggy Marie Richardson, whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Gerald C. Adams, the within named bargainor, and that she as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Gerald C. Adams, the bargainor, by the said Peggy Marie Richardson, as Attorney in Fact.

Witness my hand and official seal, this the 16th of July, 2021.

Notary Public My Commission Expires: 11/6/2023

LEE E. CRANFORD · NOTARY PUBLIC AT LARGE · STATE OF TENNESSEE