Karen Johnson Davidson County
Batch# 682614 DEEDWARR
07/23/2021 11:03:49 AM 2 pgs
Fees: $13.00 Taxes: $703.00
20210723-0099096

WARRANTY DEED

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 2021.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: (AFFIX SEAL)

My Commission Expires
~~January 29, 2023~~

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 051
Sarah Evans 1508 Lewis Road Madison, Tennessee 37115	Vanderbilt Mortgage and Finance, Inc 217 Jamestown Park Road, Suite 4 Brentwood, Tennessee 37067	GROUP 10 0A PARCEL 108.00

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 acknowledged, we,

Lynne M. Link, married and Robert M Link, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Sarah Evans, an unmarried woman

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 situated in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 1508 on the Plan of Oakland Trace, P.U.D., as shown on the plat of the same of record in Plat Book 6250, Page 906, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lynne M. Link and Robert M. Link, tenants in common with right of survivorship, by Quitclaim Deed from Lynne M. Link and Tavie M. Hinton, tenants in common with full right of survivorship, dated January 22, 2018, and recorded in Instrument No. 20180124-0007124, in the Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1508 Lewis Road, Madison, Tennessee 37115.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hand and official seal at office this 22nd day of July, 2021.

Lynn M. Link

Robert M Link

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Lynn M. Link and Robert M Link, with whom I am personally acquainted, (or who 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 22nd day of July, 2021.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires

January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027