WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

#15779

State of TENNESSEE
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clinton Boone Carter	Ascend Federal Credit Union	043 14 0B 006.00
(NAME)	(NAME)	
2112 Lombardia Ct.	520 Airpark Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Tullahoma TN 37388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 688203 **DEEDWARR**
08/02/2021 09:24:17 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20210802-0103294

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kevin Green and Morgan Green,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Clinton Boone Carter,** unmarried, 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 in Davidson County, Tennessee, being Lot No. 6 on the Final Plat of Lanier Park, Phase One, of record in Instrument No. 20021022-0129511, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kevin Green and Morgan Green, by deed of record in Instrument NO. 20170608-0057486, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2112 Lombardia Ct., Madison, TN 37115
(House Number) (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 hands this 30th day of July, 2021.

Kevin Green

Morgan Green

State of FL.
County of Santa Rosa

Personally appeared before me Kevin Green and Morgan Green, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this ~~30~~ 28th day of July, 2021.

Dana E. Frederick
Notary Public
My Commission Expires: _____

Notary Public State of Florida
Dana E Frederick
My Commission GG 174425
Expires 01/10/2022

File No.: 15779