Karen Johnson Davidson County
Batch# 690773 DEEDWARR
08/05/2021 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20210805-0105195

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2023

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Micah Jeanine Parks	SUPREME LENDING	08303014500
(NAME)	(NAME)	
1305 Porter Road	14801 QUORUM DR STE 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	DALLAS, TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Curtis R. Landrum and Lindsay K. Landrum, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Micah Jeanine Parks, 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 in Davidson County, Tennessee, being Lot No. 31 on the Plan of Mrs Minnie E. Martin's Subdivision of certain lots in Brownsville, of record in Plat Boo k 547, Page 137, 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 Curtis R. Landrum and Lindsay K. Landrum, husband and wife and Delhi E. Landrum, a married man by deed dated October 24, 2014 from Amanda Dean, a successor Trustee for the 1305 Porter Road Trust of record in Instrument No 20141027-0098929, Register's Office for Davidson County, Tennessee. Thereafter the said Delhi E. Landrum conveyed his interest in said property to Curtis R. Landrum and Lindsay K. Landrum, husband and wife by deed dated September 8, 2017 of record in Instrument No. 20170919-0095709, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1305 Porter Road, Nashville, TN 37206
(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 3rd day of August, 2021.

Curtis R. Landrum

Lindsay K. Landrum

State of Tennessee
County of Davidson

On this 3rd day of August, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Curtis R. Landrum and Lindsay K. Landrum, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 3rd day of August, 2021.

Notary Public Justin D. Tatum
My Commission Expires: 9/6/2022

File No.: 21-Parks

JUSTIN D. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 08/04/2021 (date of document).

Affiant Signature

08/04/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 4th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL