Karen Johnson Davidson County
Batch# 691189 DEEDWARR
08/05/2021 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,080.40
20210805-0105202

WARRANTY DEED

STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee
County of ~~Rutherford~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00

Carmen Coats
Affiant

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

Elsa Whitfield
Notary Public

MY COMMISSION EXPIRES: 5-5-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zachary Farnum	SWBC Mortgage Corp	09610002600
(NAME)	(NAME)	
3112 Crosswood Drive	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio, Tx 78216	
(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, **Lauren Barbieri now known as Lauren Rutherford and Dylan Rutherford, wife and husband ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Zachary Farnum, unmarried man,** 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:

BEING Lot No. 504 on the Plan of Cloverhill, Section No. VIII, as shown by plat of record in Plat Book 2311, Page 10 and 11, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lauren Barbieri, a single woman* by deed from Buying Houses, LLC, dated 8-24-16 of record in Instrument #201609020092919, Register's Office for said County. *Lauren Barbieri is now married and now known as Lauren Rutherford and Dylan Rutherford, wife and husband.

unimproved ☐

This is improved ☑ property, known as 3112 Crosswood Drive, Nashville, TN 37214
(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 our hands this 3rd day of August, 2021.

Lauren Barbieri now known as Lauren Rutherford

Dylan Rutherford

State of Tennessee
County of Davidson

Personally appeared before me Lauren Barbieri now known as Lauren Rutherford and Dylan Rutherford, 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 3rd day of August, 2021.

Notary Public
My Commission Expires: 9-19-2022

File No.: 2404

JENNY AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025