21.3917

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 693437 **DEEDWARR**
08/09/2021 01:16:57 PM 2 pgs
Fees: $13.00 Taxes: $943.50

20210809-0107021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Bailey Warren
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/22/22
(AFFIX SEAL)

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Mt. Juliet, 4275 Central Pike, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Connor James Isom Poe | Bank of America, N.A. | Parcel ID: 034 09 0 155.00 |
| (NAME)<br>417 Jannette Court | (NAME)<br>101 South Tryon Street | |
| (ADDRESS)<br>Goodlettsville, TN 37072 | (ADDRESS)<br>Charlotte, NC 28255 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 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, I/WE, **Roger L. Luther, II, formally an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Connor James Isom Poe, 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. 19 on the Plan of Gateway Section 2 of record in Plat Book 3300, Page 81, 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 Roger L. Luther, II, an Unmarried Man, by Warranty Deed from LRW Holdings, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20190719-0070733, in the Register's Office of Davidson County, Tennessee, dated July 15, 2019 and recorded on July 19, 2019.

Being the same property conveyed to LRW Holdings, LLC, by Warranty Deed from Jesse Kenneth Watson and Phillip Ray Watson and Billy Cleveland Watson and Debbie Farris and Lisa McGuire and Dana Dungey and Terry Michael Watson, Jr. and Rhonda Rogers and Kimberly Michelle Delaney and Jimmy Ray Watson, the heirs at law of Margaret R. Gatlin, of record in Instrument No. 20180510-0044808, in the Register's Office of Davidson County, Tennessee, dated May 09, 2018 and recorded on May 10, 2018.

**Sarah Luther, spouse of Roger L. Luther II , joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.**

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 417 Jannette Court, Goodlettsville, TN 37072

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

Roger L. Luther, II

Sarah Luther

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Roger L. Luther, II, an formally unmarried man, and Sarah Luther, his wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 8/21/23

(SEAL)

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY