Karen Johnson Davidson County
Batch# 693758 DEEDWARR
08/10/2021 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20210810-0107432

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210736233**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me, this 6th day of August, 2021. Notary Public My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-05-2022

WARRANTY DEED

Address New Owner: Lawrence J. Lad and Diane S. Day 2116 North Delaware St. Indianapolis, IN 46202	Send Tax Bills To: ~~New Owner~~ CMC Cross Country Mtg, LLC 6850 Miller Road Brecksville, OH 44141	Tax Information: Tax Parcel ID No. 072-06-0-316.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Farrell and Christy White Farrell, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lawrence J. Lad and Diane S. Day, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1 , as shown on the map entitled Final Plat Re-Subdivision of Part of Lot 41 Map of Kenmore Place, of record in Instrument No. 20210617-0081897, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to JOHN FARRELL AND WIFE, CHRISTINE WHITE FARRELL, by deed from GERTRUDE MCCONNELL SKINNER, EXECUTRIX OF THE ESTATE OF LILLIAN C. TRAVIS, of record in Instrument No. 20110316-0020773 , dated March 15, 2011 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 072-06-0-316.00.

Matters shown on the Plan of record in Instrument No. 20210617-0081897, said Register's Office.

Easement(s) granted to U.S. Sprint Communications Company of record in Instrument No. 20140114-0003779, said Register's Office.

This is improved property located at 1207 McGavock Pike Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of August, 2021.

John Farrell

Christy White Farrell

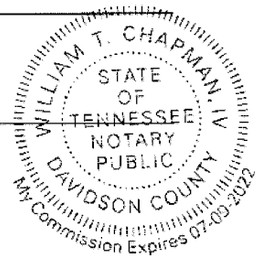
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Farrell and Christy White Farrell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of August, 2021.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 08/09/2021 (date ~~of document~~).

Affiant Signature

08/09/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 9th day of August, 2021.

Notary's Signature

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

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025