Karen Johnson Davidson County
Batch# 697506 DEEDWARR
08/13/2021 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $962.82
20210813-0109853

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $260,222.00

Bernadette Blasucci
Affiant

Subscribed and sworn to before me, this 13th day of August, 2021.

Jennifer Russell
Notary Public

My commission expires:
03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joycelynn C. Jacobs **Alexandra A Armstead**	**Synovus Bank**	**163020B17500CO**
760 Pippin Drive	**800 SHADES CREEK PKWY MS 101**	
Antioch, TN 37013	**BIRMINGHAM, AL 35209**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Devin R. Flake and Heather Farr Flake, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexandra Armstead, a married woman and Joycelynn Cecile Jacobs, a married 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 Unit No. 167, Section 2, Berkeley Hall Townhomes, as shown on the First Amendment to the Master Deed for Berkeley Hall Townhomes, recorded in Instrument No. 20070705-0079992, amending Master Deed of record in Instrument No. 20081127-0146201, together with all rights and appurtenances there to belonging, Register's Office for Davidson County, Tennessee, to which references are hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Devin R. Flake and Heather Farr Flake, husband and wife, by Warranty Deed from Sandra M. Semmes, a single woman, dated August 8, 2019, of record in Instrument No. 20190809-0079516, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Sandra M. Semmes, a single woman, by Warranty Deed from Grand Developers, LLC, dated September 29, 2008, of record in Instrument No. 20080929-0098882, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 760 Pippin Drive, Antioch, TN 37013.

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 in 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.

D R F Date: 8/11/21
Devin R. Flake

Heather Farr Flake Date: 8/11/2021
Heather Farr Flake

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, a Notary Public of said County and State, Devin R. Flake and Heather Farr Flake, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of August, 2021.

Denise DeMarco.
NOTARY PUBLIC

My Commission Expires: 6/16/2024

DENISE DEMARCO
NOTARY PUBLIC - ARIZONA
PINAL COUNTY
COMMISSION # 586479
MY COMMISSION EXPIRES
JUNE 16, 2024

Certificate of Authenticity

I, Devin R. Flake., 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

August 11, 2021.
Date

D - R F
Affiant Signature

8/11/21
Date

State of Arizona

County of Maricopa

Sworn to and subscribed before me this 11 day of August, 2021.

Denise DeMarco.
Notary's Signature

My Commission Expires: 6/16/2024.
Date

Notary's Seal (if on paper)

DENISE DEMARCO
NOTARY PUBLIC - ARIZONA
PINAL COUNTY
COMMISSION # 586479
MY COMMISSION EXPIRES
JUNE 16, 2024