Karen Johnson Davidson County
Batch# 699076 DEEDWARR
08/17/2021 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20210817-0111362

	STATE OF TENNESSEE **COUNTY OF ~~WILLIAMSON~~** Sumner **The actual value or consideration, whichever is greater, for this transfer is $725,000.00.** **Affiant** **Sworn to and subscribed before me this** 17th **day of August, 2021.** **Notary Public** **My Commission Expires:** 03/01/2025

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Daniel Butts and Alyson Singh		Fifth Third Bank, N.A.	
1909A Truett Avenue	1909A Truett Avenue	5001 Kingsley Dr.	**083-06-0M-001.00-CO**
Nashville, TN 37206	Nashville, TN 37206	Cincinnati, OH 45227	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Richard Landis, an unmarried man,** (Grantor), has bargained and sold and by these presents does hereby transfer and convey unto **Daniel Butts and Alyson Singh, husband and wife** (Grantees), their heirs and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit A, as shown in the Declaration of Covenants, Conditions and Restrictions for the Estates at Truett Place of record in Instrument Number 20140320-0023052, as amended in Instrument No. 20141023-0098019, 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 Richard Landis, unmarried, by Warranty Deed from JGLAC, GP of record in Instrument No. 20141031-0100895 Register's Office for Davidson County, Tennessee, dated October 30, 2014 and recorded on October 31, 2014.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2021, a lien not yet due and payable, and all subsequent years.
Plan of record in Plat Book 2330, Page 138, Register's Office for Davidson County, Tennessee.
Covenants, Conditions and Restrictions of record in Instrument Number 20140320-0023052, and amended in 20141023-0098019 Register's Office for Davidson County, Tennessee.
Charter of record in Instrument Number 20140320-0023051, in the Register's Office for Davidson County, Tennessee.
Restrictive Covenants for Detached Structure of record in Instrument Number 20151007-0102480, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Rights of others in and to the common areas and/or elements.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 16th day of August, 2021.

Richard Landis

STATE OF TENNESSEE)
COUNTY OF Sumner **)**

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Richard Landis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 13th day of August, 2021.

JANICE KLITZING NOTARY PUBLIC SUMNER COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 06/07/2025

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 08/16/2021 (date of document).

Jennifer Russell
Affiant Signature

08/17/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 17th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

