Karen Johnson Davidson County
Batch# 700422 DEEDWARR
08/18/2021 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,528.10
20210818-0111878

Prepared by:
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Attorney at Law
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STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $413,000.00

Affiant

Subscribed and sworn to before me this ~~16th~~ 18th day of August, 2021.

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Patrick Donaldson	Legacy Home Loans	133-14-0-094
4808 Lynn Dr.	4004 Hillsboro Pike Ste 216B	
Nashville, TN 37211	Nashville, TN 37215	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Jill Ehrich, an unmarried woman and FKA Jill M. DeMeyer,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Patrick Donaldson, an unmarried man and Teresa Posakony, an unmarried woman,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 3 on the Plan of Dornan Subdivision, of record in Plat Book 6200 Page 545, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Tyson B. DeMeyer and wife, Jill M. DeMeyer (nka as Jill Ehrich) by Deed from Lex & Co., LLC, a Tennessee Limited Liability Company of record in Instrument No. 20151204-0122609, Register's Office for Davidson County, Tennessee, and dated December 4, 2015. Final Decree of Divorce of record in Instrument No. 20170307-0022515 Register's Office for Davidson County, Tennessee vested property to Jill Marie DeMeyer.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Dornan of record in Plat Book 6200 Page 545 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 4808 Lynn Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 16th day of August, 2021.

Jill Ehrich

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of August, 2021, before me personally appeared Jill Ehrich, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of August, 2021.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202108180111878

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 8/16/2021 (date of document).

Jennifer Russell
Affiant Signature

8/18/21
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

