WARRANTY DEED

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2021.

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 60 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Haydn Myers and Heidi Darlene Jallouk	First Bank	171030B02700CO
(NAME)	(NAME)	
5233 Fredericksburg Way E	722 Columbia Ave.	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, We, **Larry Langteau and wife, Carol Langteau,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Daniel Haydn Myers and Heidi Darlene Jallouk, husband and wife,** 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. 254 on the Plan of Section 5C Fredericksburg, as of record in Plat Book 9700, Page 48, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Larry Langteau and wife, Carol Langteau by deed dated February 29, 2000 from David L. Huntsinger and wife, Bonnie L. Huntsinger of record in Instrument No. 20000307-0023321, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5233 Fredericksburg Way E, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Karen Johnson Davidson County
Batch# 708782 **DEEDWARR**
09/01/2021 12:43:41 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20210901-0117947

Witness my/our hands this 30th day of August, 2021.

Larry Langteau

Carol Langteau

State of ~~Tennessee~~ Georgia
County of Cobb

On this 30th day of August, 2021 before me, a Notary Public, within and for the State and County aforesaid, personally appeared Larry Langteau and Carol Langteau, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 30th day of August, 2021.

Notary Public
My Commission Expires: Dec. 10, 2021

ANA B GLASL NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA DEC 10, 2022

File No.: 21-Myers