WARRANTY DEED

Karen Johnson Davidson County
Batch# 709782 DEEDWARR
09/03/2021 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $839.90
20210903-0118824

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Ferby	Michael Ferby	Parcel ID: 163 16 0C 101.00
(NAME) 1813 Isabelle Lane	(NAME) 1813 Isabelle Lane	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Suzanne Kaylor, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Ferby, single man**, 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. 101 on the Plan of Matlock - Phase 1, of record in the Master Deed of Matlock Townhomes recorded as Instrument No. 20070502-0052533 and being amended in Instrument No's. 20070509-0055599, 20070705-0080103, 20100122-0005543, 20100503-0033517, 20101216-0099939, 20111228-0101458, 20170612-0058618 and 20200828-0098062, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Suzanne Kaylor, by Warranty Deed from Meghan Porath and husband Luke Porath and Joseph A. Preisler, of record in Instrument No. 20150730-0075334, in the Register's Office of Davidson County, Tennessee, dated July 24, 2015 and recorded on July 30, 2015.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1813 Isabelle Lane, 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 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.

Witness our hands this 31ST day of August, 2021

Suzanne Kaylor

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Suzanne Kaylor,** a single woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of August, 2021.

Notary Public

My Commission Expires: September 21, 2024

(SEAL)

JACOB L. ALSUP
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2024
RUTHERFORD COUNTY

Certificate of Authenticity

I, HOLLY A MASON, 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 31st, 2021.

Affiant Signature

8/31/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 31st day of August, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22