WARRANTY DEED

Karen Johnson Davidson County
Batch# 710413 **DEEDWARR**
09/07/2021 09:56:27 AM 2 pgs
Fees: $13.00 Taxes: $1,546.23

20210907-0119352

JM-KRM-21-1717

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/7/23 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South,
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Taylor Stewart	**Mortgage Research Center, LLC dba Veterans United Home Loans**	
(NAME)	(NAME)	**072-12-0-009.00**
1717 Hanover Road	**1400 Veterans United Dr**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Columbia, MO 65203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSE A. FUTTER, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAYLOR STEWART, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 71 on the Plan of Subdivision of The Waters Place On Maxey Lane of record in Plat Book 332, Page (s)136 and 137, 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 Jesse A. Futter, an unmarried man by Warranty deed from TNC Investments, LLC, a Delaware limited liability company of record in Instrument No. 20191018-0107123 Register's Office for Davidson County, Tennessee, dated October 14, 2019 and recorded on October 18, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 332, Page (s) 136 and 137, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **1717 Hanover Road, Nashville, Tennessee 37216**.

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; and we do covenant with the said GRANTEE(S) 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 representat ves, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this the 1st DAY OF SEPTEMBER, 2021.

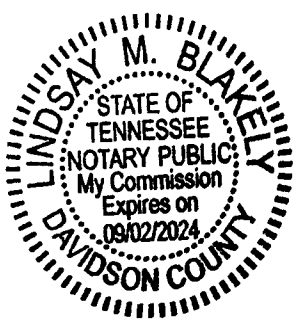
Jesse A. Futter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSE A. FUTTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212