Name and Address of New Owner:
Madison E. Fitzgibbon, an unmarried woman and James W. Hunt
3942 Hoggett Ford Road
Hermitage, TN 37076

Send Tax Bills To:

Legacy Home Loans, LLC
4004 Hillsboro Pike Ste 216B
Nashville, TN 37215

This Instrument Prepared By:
Tahira Pyszka
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 097-02-0A-241-00

Karen Johnson Davidson County
Batch# 713233 DEEDWARR
09/13/2021 10:01:09 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20210913-0122026

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael Richard Lynch and Cassie Marie Lynch, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Madison E. Fitzgibbon, an unmarried woman and James W. Hunt, an unmarried man as tenants in common with the right of survivorship**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 241 on the plan of Villages of Riverwood, Section 1, Phase 3B, Revision 1, of record in Instrument #20120502-0037433, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael Richard Lynch and Cassie Marie Lynch, husband and wife, as joint tenants with right of survivorship, from Michael Richard Lynch and Cassie Marie Lynch, who acquired title as Cassie Marie Grubb, by Quitclaim Deed dated February 5, 2019 and recorded February 19, 2019 in Instrument #20190219-0014510, said Register's Office.

Being the same property conveyed to Michael Richard Lynch, an unmarried man, and Cassie Marie Grubb, an unmarried woman, joint tenants, from Dayla J. Qualls, an unmarried woman, by Warranty Deed dated April 12, 2018 and recorded April 19, 2018 in Instrument #20180419-0036921, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of September, 2021.

_____(SEAL)
Michael Richard Lynch

_____(SEAL)
Cassie Marie Lynch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of September, 2021, before me personally appeared Michael Richard Lynch and Cassie M. Lynch, 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 3rd day of September, 2021.

_____
Notary Signature
My commission expires: 11/16/2024

SHANNON ONEILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $290,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 3rd day of September, 2021.

_____
Notary Signature
My commission expires: 11/16/2024

SHANNON ONEILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY