Karen Johnson Davidson County
Batch# 715616 DEEDWARR
09/14/2021 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $929.11
20210914-0123299

This Instrument Prepared By:	STATE OF TENNESSEE COUNTY OF SUMNER
Lawyer's Title & Escrow, LLC 145 Maple Row Blvd. Hendersonville, TN 37075 Danielle Marie Crane State of Tennessee Notary Public Rutherford County	The actual consideration or value, whichever is greater for this transfer is $251,112.00. Affiant Subscribed and sworn to before me, this 10th day of September, 2021. Notary Public My Commission Expires: 2/22/25

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
Kasey Fiedler Zachary Ladner 696 Belgium Drive Hermitage, TN 37076	Same as owner	075-12-0A-152.00-CO

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, Kristina Williams, a single woman, the "Grantor," have this day bargained and sold and by these presents does hereby sell, give, transfer, and convey unto Kasey Fiedler, an unmarried woman, and Zachary Ladner, an unmarried man, the "Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of First Revision, Section Three, Phase II, Greer Meadows at Cedar Creek, Residential P.U.D of record in Plat at Instrument No. 20040407-0039587, 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 Kristina Williams, a single woman by Quitclaim Deed from William Alan Musser, Jr., a single man, of record in Instrument No. 20120817-0110699 Register's Office for Davidson County, Tennessee, dated August 4, 2021, and recorded on August 17, 2021. Being also known as 696 Belgium Drive, Nashville, Tennessee 37076.

TO HAVE AND TO HOLD said real estate unto the Grantee, Grantee's 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.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9 day of September, 2021.

Kristina Williams

Kristina Williams

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 9 day of September, 2021, before me personally appeared Kristina Williams, 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 9 day of September, 2021.

Traci Sellers

Notary Signature

TRACI SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My commission expires:

6.24.25

Tennessee Certification of Electronic Document

I, Emilee Gibson, 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 9/9/21 (date of document).

Emilee Gibson
Affiant Signature

9/10/21
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 10th day of September, 2021.

Danielle Marie Crane
Notary's Signature

MY COMMISSION EXPIRES: 2/22/25

NOTARY'S SEAL

