Karen Johnson Davidson County
Batch# 715648 DEEDWARR
09/14/2021 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20210914-0123335

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GAIL DORNAN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH21-02544

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lisa Gayle Farney 314 Seneca Drive Nashville, TN 37214	Community Mortgage 142 Timber Creek Drive Cordova, TN 38018	096 09 0 010.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shawna E. Zipp, unmarried and Krista Rattan, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lisa Gayle Farney, unmarried**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 175, on the Plan of Woodberry Park, of record in Book 2133, Pages 117, 118, and 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 175 fronts 73 feet on the westerly side of Seneca Drive and extends back 188.7 feet on the northerly line and 170 feet on the southerly line, to a dead line in the rear, which is a broken line, on which it measures 75.9 feet.

Being the same property conveyed to Kenneth G. Kingston and wife, Sandra A. Kingston, by Warranty Deed from Terry L. Johnson and wife, Malissa Lee Johnson, of record in Book 11071, Page 115, in the Register's Office for Davidson County, Tennessee, dated August 14, 1998 and recorded on August 18, 1998. Sandra A. Kingston died on July 5, 2018. Kenneth Kingston died on October 20, 2020.
Being the part of the same property devised to Shauna Zipp and Krista Rattan, by Last Will and Testament of Kenneth Kingston, as found in Case Number 21P136, in the Circuit Court for Davidson County, Tennessee (Probate Division), dated November 12, 2017 and filed for record on January 14, 2021.

This property is not the principal residence of Grantors, therefore their spouses do not have to join in conveyance.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 314 Seneca Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant

with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 10th day of September, 2021

Shawna E. Zipp

Shawna E. Zipp

Krista Rattan

Krista Rattan

STATE OF TENNESSEE
COUNTY OF WILSON

On this 10th day of September, 2021, before me personally appeared Shawna E. Zipp, 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 (or person's) free act and deed.

Notary Public
My Commission Expires: _____

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

STATE OF TENNESSEE
COUNTY OF WILSON

On this 10th day of September, 2021, before me personally appeared Krista Rattan, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: _____

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Christi M. Johnson *(custodian's name)*, 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 September 9 2021 *(date of document)*.

Custodian's Signature 9/10/2021 date

STATE OF TENNESSEE
COUNTY OF WILSON

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

Notary Public

GAIL DORNAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMM. EXPIRES 11-20-2023

MY COMMISSION EXPIRES: _____