WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,005,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2021.

Notary Public

COMMISSION EXPIRES: 1-19-2025

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Newman Elizabeth Newman	SIRVA Mortgage Inc.	116 12 0 039.00
(NAME)	(NAME)	
3723 Woodmont Lane	6200 Oak Tree Blvd. Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Independence, OH 44131	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Harlow Sumerford and Elizabeth Sumerford, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Newman and Elizabeth Newman, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 12, Block "E", Woodmont Lane Homesites, as shown on plat of record in Plat Book 1130, Page 13, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Harlow Sumerford and Elizabeth Sumerford, husband and wife, by Warranty Deed from Nicholas R. Bisig a/k/a Nicolas R. Bisig and Courtney C. Bisig, husband and wife, dated 09/25/2015 and recorded 09/30/2015 in Instrument Number 201509300099558, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3723 Woodmont Lane (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37215 (Postal Zip)

Karen Johnson Davidson County
Batch# 720091 DEEDWARR
09/20/2021 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $3,718.50
20210920-0125993

File No.: 4878-21
Warranty Deed Individual eRec LES rev. 09-2018

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; 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, successors 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 16th day of September, 2021.

Harlow Sumerford

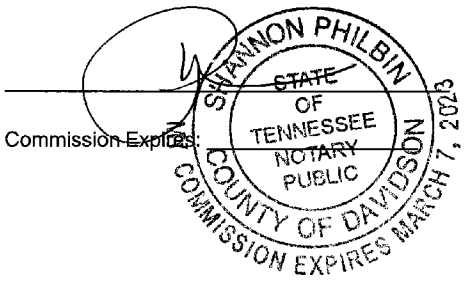
Elizabeth Sumerford

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Harlow Sumerford and Elizabeth Sumerford, 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 as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 16th day of September, 2021.



Commission ~~Expires~~:

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 16, 2021

Affiant Signature

September 16, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 16th day of September, 2021.

Notary Public

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 1-19-2025

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