Karen Johnson Davidson County
Batch# 724673 DEEDWARR
09/27/2021 11:58:17 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20210927-0129428

This Instrument Prepared By and Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW21575

Send Tax Bills To:
Christy Storms
8051 Crestview Court
Alta Loma – Rancho Cucamonga, CA 91701

New Owner is:
Christy Storms
8125 Ochoa Lane
Brentwood, TN 37027

MAP/PARCEL: 181-03-0A-356.00 CO

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 sufficiency of all of which is hereby acknowledged, **Sara M. Holmes, an unmarried woman**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Christy Storms, married,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 8125 Ochoa Lane, Brentwood, TN 37027

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 96 on the Plan of Phase Three, Section One, Addition to Indian Creek, as shown on plat of record in Instrument No. 20140407-0028956, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Sara M. Holmes, an unmarried woman, by Warranty Deed from Christopher S. Lanigan and Abbey Lanigan, husband and wife, dated 6/6/2016 and recorded 6/22/2016 in Instrument No. 20160622-0063616, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 23 day of September, 2021.

GRANTOR:

Sara M. Holmes

Sara M. Holmes

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Sara M. Holmes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 23 day of September, 2021.

Kimberly Beard

NOTARY PUBLIC
My Commission Expires: _____

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

SWORN TO and subscribed before me this 23 day of September, 2021.

Kimberly Beard

NOTARY PUBLIC
My Commission Expires: _____

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023