Karen Johnson Davidson County
Batch# 727255 DEEDWARR
09/30/2021 10:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210930-0131494

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: 20/20 Title LLC, 333 Technology Drive, #112, Canonsburg, PA 15317

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Christopher G. Banker and Margaret Mary Banker	Christopher G. Banker and Margaret Mary Banker	102-04-0-181.00
6508 Mercomatic Court	6508 Mercomatic Court	
Nashville, TN 37209	Nashville, TN 37209	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, CHRISTOPHER G. BANKER, now a married man, hereinafter referred to as "Grantor", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto CHRISTOPHER G. BANKER and MARGARET MARY BANKER, husband and wife, as tenants by the entirety with the right of survivorship hereinafter referred to as "Grantee", whose mailing address is 6508 Mercomatic Court, Nashville, TN 37209, their heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 806 ON THE PLAN OF CHARLOTTE PARK, SECTION 22 OF RECORD IN PLAT BOOK 3700, PAGE (S) 67 & 68, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Tax ID No.: 102-04-0-181.00

BEING the same property conveyed to Grantor herein by Deed recorded as Instrument Number 20160705-0068422, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 6508 Mercomatic Court, Nashville, TN 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his/hers/their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

Exempt pursuant to § 67-4-409(a)(3)(A)(ii)

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 22 day of JULY, 2021.

Christopher G. Banker

CHRISTOPHER G. BANKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that CHRISTOPHER G. BANKER, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 22 day of JULY, 2021.

Notary Public
My Commission expires: 3/7/23

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Christopher G Banker
CHRISTOPHER G. BANKER

Margaret Mary Banker
MARGARET MARY BANKER

Subscribed and sworn to before me this 22 day of July, 2021.

Notary Public
My Commission expires: 3/7/23

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Devon Campbell, 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 **07-22-2021** (date of document).

Devon Campbell
Affiant Signature

July 1, 2021
Date

State of PA

County of Washington

Sworn to and subscribed before me this 1st day of July, 2021.

DeAnna Lynn Barton
Notary's Signature

MY COMMISSION EXPIRES: 4/11/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
DeAnna Lynn Barton, Notary Public
Allegheny County
My commission expires April 11, 2023
Commission number 1232540
Member, Pennsylvania Association of Notaries