WARRANTY DEED

Karen Johnson Davidson County
Batch# 729917 DEEDWARR
10/04/2021 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20211004-0133305

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF September, 20 21.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA R PARK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-26-2024

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lar Say Moo Paw	Lincoln Home Loans, LLC	
(NAME)	(NAME)	1500902100
317 Cedarcliff Road	40 Burton Hills Blvd., Suite 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37215	
(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, **Troy Howard and Gwen R Howard, husband and wife** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lar Say Moo Paw, A Married Man,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 138, Phase II on the Plan of Forest View Park, Section V, as of record in Plat Book 6250, Page 458, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby mae for a more complete and accurate legal description thereof.

Being the same propety conveyed to Troy Howard and wife, Gwen R. Howard, by virtue of that certain Warranty Deed dated December 5, 2000, and being of record at Instrument No. 20001208-0121331 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 317 Cedarcliff Rd. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 30 day of SEPTEMBER, 2021.

Troy Howard

Gwen R Howard

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Troy Howard and Gwen R Howard**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30 day of September, 2021.

Notary Public

My Commission Expires: 11/13/2023

NANCY J. FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Tennessee Certification of Electronic Document

I, KARLA LILLEY, 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 30, 2021 (date of document).

Affiant Signature

9/30/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of September, 2021

Dana R Park
Notary's Signature

MY COMMISSION EXPIRES: 6/26/2024

NOTARY'S SEAL

