Karen Johnson Davidson County
Batch# 730170 DEEDWARR
10/05/2021 11:18:01 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20211005-0133695

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-7046

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of September, 2021

Notary Public

Commission Expires: VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
David Lechosa and Samantha Lechosa 7021 Calderwood Drive Antioch, TN 37013	NEW OWNER	181-03-0A-103.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Richard Follett, III, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Lechosa and Samantha Lechosa, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 No. 103 on the Plan of Section Four, Indian Creek Estates of record in Plat Book 11700, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Todd Garrison Bagwell and Kamila Kinga Bagwell, husband and wife by Warranty deed from Bradley Stockholm, unmarried and Amanda Lents, unmarried of record in Instrument No. 20161018-0109971 Register's Office for Davidson County, Tennessee, dated October 07, 2016 and recorded on October 18, 2016.

Being the same property conveyed to Richard Follett, III by Warranty deed from Todd Garrison Bagwell and Kamila King Bagwell, husband and wife of record in Instrument No. 20201229-0154147 Register's Office for Davidson County, Tennessee, dated December 28, 2020 and recorded on December 29, 2020.

This property was never a primary residence of the grantor or his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7021 Calderwood Drive, Antioch, TN 37013

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 so 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.

Dated this the 30th day of September, 2021.

Richard Follett, III

STATE OF ~~TENNESSEE~~ NY
COUNTY OF ~~WILLIAMSON~~ Erie

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard Follett, III** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of September, 2021.

SHAKEYA WARE
Notary Public, State of New York
Reg. No. 01WA6368578
Qualified in Albany County
Commission Expires December 18, 202

Notary Public
My Commission Expires: 12/18/2021

(Notary Seal)