Karen Johnson Davidson County
Batch# 736349 DEEDWARR
10/14/2021 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,228.40
20211014-0138185

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $332,000.00.

S Siegel
Affiant

Subscribed and sworn before me this the 8th day of October, 2021.

Notary Public
My commission expires: 9/18/22

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Sierra Siegel	InterLinc Mortgage Services, LLC	084-11-0 170.00
2306 Modena Drive	5875 N. Sam Houston Pkwy West, Suite 300	
Nashville, TN 37214	Houston, TX 77086	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CODY ANTHONY FERRELL AND SHANNON FERRELL, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SIERRA SIEGEL, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 217 on the Map of Maplecrest, as of record in Book 1835, page 27 and 28, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Cody Anthony Ferrell by deed dated 02/16/2018, from Troy Anthony Ferrell, of record in Instrument No. 20180222-0016733, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2306 Modena Drive, Nashville, TN 37214.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 8th day of October, 2021.

Cody Anthony Ferrell

Shannon Ferrell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cody Anthony Ferrell and Shannon Ferrell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of October, 2021.

My commission expires: 9/18/22

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10/8/21.

Affiant Signature

10/13/21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 13 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY