Karen Johnson Davidson County
Batch# 750039 DEEDWARR
11/05/2021 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20211105-0148234

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

JAMIE C FOLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH21-03070

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lane Howard and Juan Galvis 5125 Bay Overlook Dr Hermitage, TN 37076	Renasant Bank 2001 Park Place North Ste 650 Birmingham, AL 35203	097-16-0A-069.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William Michael Davis and Lynne Joanne Davis, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lane Howard, an unmarried man and Juan Galvis, and unmarried man, as joint tenants with right of survivorship** hereinafter called the Grantees, their successors 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. 101 on the Plan of The Peninsula, Phase Two (erroneously referenced in prior deeds as The Peninsula, Section 2, a Planned Residential Development) of record in Book 9700, Page 352, and amended Plan of record in Book 10547, Page 35, 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 William Michael Davis, Sr and wife, Lynne Joanne Davis by Warranty Deed from Fox Ridge Homes, Inc of record in Book 11038, page 272, Register's Office for Davidson County, Tennessee, dated July 23, 1998 and recorded on July 28, 1998. (Value or consideration shown in aforementioned deed $194,500.00.).

Being the same property conveyed to William Michael Davis and Lynne Joanne Davis, husband and wife by Quitclaim Deed from William Michael Davis also known as William Michael Davis, Sr., and wife, Lynne Joanne Davis of record in Instrument No. 20150518-0045715 Register's Office for Davidson County, Tennessee, dated April 29, 2015 and recorded on May 18, 2015. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 5125 Bay Overlook Dr Hermitage, Tennessee 37076.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 5125 Bay Overlook Dr, Hermitage, TN 37076

Power of Attorney record in Instrument # __202111050148232_, and Instrument # ___202111050148233____, Register's Office for said County.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 1st day of November, 2021

William Michael Davis by Kimberlee L. Goard his Attorney-In-Fact
William Michael Davis by Kimberlee L. Goard
Attorney-In-Fact

Lynne Joanne Davis by Kimberlee L. Goard her Attorney-In-Fact
Lynne Joanne Davis by Kimberlee L. Goard
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kimberlee L. Goard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for William Michael Davis and Lynne Joanne Davis and that she is authorized by William Michael Davis and Lynne Joanne Davis to execute this instrument on their behalf.

Witness my hand and seal at Brentwood, Tennessee, this 1st day of November, 2021.

Notary Public

My Commission Expires: 06/14/25

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certification of Recorded Documents

I, Aubrey Seavers, 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 November 1, 2021.

(AFFIANT) – Aubrey Seavers

11/01/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

My commission expires: 1/3/23

Notary Public

