Karen Johnson Davidson County
Batch# 752248 DEEDWARR
11/09/2021 04:14:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20211109-0149835

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is **$255,000.00.**

Affiant

File Number: 21101018



Subscribed and sworn to before me, this 28th day of October, 2021.

Notary Public
My Commission Expires:

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Janelle Rose Flint	**New Owner**	063 02 0 022 00
1516 Mohawk Trail		
Madison, TN 37115		

For and in consideration of the sum of ten dollars & 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, Joseph C. Lord, an unmarried man, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Janelle Rose Flint, an unmarried woman, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 111, on the plan of Nawakwa Hills, Powwow Addition, Section 4, as of record in Plat Book 974, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph C. Lord, an unmarried man, by Warranty Deed from Nathan R. Packer and Amy L. Packer, husband and wife, dated May 9, 2019, of record in Instrument No. 20190510-0043893, Register's Office for Davidson County, Tennessee.

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 1516 Mohawk Trail, Madison, TN 37115.

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 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 heirs and assigns, against the lawful claims of all persons whomsoever.

Preparer of this instrument has performed no title underwriting review and makes no representations with regard to the title of the subject property, the legal description for this subject property, or the validity of any plat or survey referenced.

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 28th day of October, 2021.

Joseph C. Lord

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joseph C. Lord with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 28th day of October, 2021.



Notary Public at Large
My Commission Expires: 2/22/25

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, 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 **October 28, 2021** (date of document).

Affiant Signature

October 28, 2021

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **28** day of **October**, 2**021**.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/06/2024