WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-14743-AP

Karen Johnson Davidson County
Batch# 765307 DEEDWARR
12/02/2021 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20211202-0159614

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $282,000

Affiant Signature

Subscribed and sworn to before me on this the 24th Day of Nov, 2021.

Notary Public

My Commission expires 11 / 6 / 24

SPENCER LAMB
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Ryan Kisner
1941 Gough St
San Francisco CA 94123

SEND TAX BILLS TO:
~~Ryan Kisner~~ c/o Tn Mortgage
6021 S Syracuse Way #104
Greenwood Village CO 80111

MAP AND PARCEL NUMBER: Tax ID #: 08609003200

WARRANTY DEED
21NT02976

Effective the 24th Day of November, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jessica Lunn

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ryan Kisner, a single man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

The following described property located in Davidson County, State of Tennessee, to-wit:

Lot 28, Section Three, Lakeside Woods Estates Subdivision, as shown on Plat of record in Plat Book 7900, Page 219, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Being the same property as conveyed to Jessica Lunn by Warranty Deed from Fannie Mae aka Federal National Mortgage Association dated 06/07/2012 recorded 06/13/2012 in Book NA, Page NA, as Document Number 20120613-0051529, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 3228 Dockside Dr, Hermitage, TN 37076-3543

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 24 day of November, 2021

Jessica Lunn

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jessica Lunn,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24 day of November, 2021

Notary Public

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

My Commission expires: 5/7/24.

Jessica Gibson

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jessica Gibson** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24 day of November, 2021

Notary Public

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

My Commission expires: 5/7/24.

Jessica Gibson joins in this conveyance for purposes of marital interest

202112020159614

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 11/24/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 11/24/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 **day of** November **,** 2021 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM