WARRANTY DEED

Karen Johnson Davidson County
Batch# 768525 DEEDWARR
12/06/2021 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20211206-0161461

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JESSICA ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/23/2025
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Marcus Lamont Grace	Hometown Lenders, Inc.	Parcel ID: 135 08 0A 685.00
(NAME)	(NAME)	
685 Longhunter Court	350 The Bridge Street, Suites 116, 200 & 202	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Huntsville, AL 35806	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ron Truett and wife, Vickie Truett**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Marcus Lamont Grace**, 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 Unit No. 685 of Tract #19, Nashboro Village, Nineteen Condominium, a condominium of horizontal property regime established by Master Deed of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee and shown on the plan of record in Plat Book 5200, Page 80, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Ron Truett and wife, Vickie Truett, by Warranty Deed from Terrence Marshall and wife, Martha Marshall, of record in Book 9668, Page 371, in the Register's Office of Davidson County, Tennessee, dated May 08, 1995 and recorded on May 10, 1995.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 685 Longhunter Court, Nashville, TN 37217

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 do 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.

Witness our hands this 30th day of November, 2021.

Ron Truett

Ron Truett

Vickie Truett

Vickie Truett

CGS STATE OF ~~TENNESSEE~~ FL

COUNTY OF Escambia

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Ron Truett and wife, Vickie Truett, the within named bargainor, 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, this the 30th day of November, 2021.

Cassandra Smith

Notary Public

My Commission Expires: 5/26/25

Notary Public State of Florida
Cassandra Smith
My Commission HH 130399
Expires 05/26/2025

(SEAL)

Certificate of Authenticity

I, Tonya Loftin, 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 30, 2021.

Date

Tonya Loftin

Affiant Signature

December 2, 2021

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 2nd day of December, 20 21.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)