21-4239

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson Davidson County
Batch# 776778 DEEDWARR
12/20/2021 10:39:57 AM 2 pgs
Fees: $13.00 Taxes: $1,305.18

20211220-0167730

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,750.00.

Madison Mazzanti
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/22/22
(AFFIX SEAL)

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southlanc Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Timothy Russell Baines, a married man, and Mark Robert Olson and Danielle Chere Olson, husband and wife 7088 Northridge Drive Nashville, TN 37221	INTERLINC MORTGAGE, LLC 5875 N. SAM HOUSTON PKWY. W SUITE #300 HOUSTON, TX 77086	142-13-0B-189.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Trenton D. Pickett and Jennifer Mills Pickett, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Timothy Russell Baines, a married man, and Mark Robert Olson and Danielle Chere Olson, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 227 on the Plan of Riverside Phase 5B as of record in Instrument No. 20030212-0019415, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jennifer Anne Mills, unmarried by Warranty Deed from Rhona Williams London, married,, dated 10/20/2005 and recorded 10/26/2005, of record in Instrument 200510260129439, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Trenton D. Pickett and Jennifer Mills Pickett, husband and wife, as tenants by the entirety by Quit Claim Deed from Jennifer Mills Pickett (formerly known as Jennifer Anne Mills), dated 08/16/2021 and recorded 08/19/2021, of record in Instrument 202108190112472, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 7088 Northridge Drive, Nashville, TN 37221

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 my/our hand(s) this the 10th day of December, 2021.

Trenton D. Pickett

Jennifer Mills Pickett

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Trenton D. Pickett and Jennifer Mills Pickett with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 10th of December, 2021.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

