Karen Johnson Davidson County
Batch# 777078 DEEDWARR
12/21/2021 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20211221-0168147

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

KATELYNNE C. E.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Josiah Toews and Lauren Toews	Churchill Mortgage Corporation	Parcel ID: 151 09 0A 132.00
(NAME)	(NAME)	
4705 Derbyshire Drive	1749 Mallory Lane, Suite 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(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, **David R. Lyle, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Josiah Toews and Lauren Toews, husband and wife**, 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 Lot No. 132 on the Plan of Phase 1, Section 1, Long Hunter Chase, a Planned Unit Development of record in Book 7900, page 829-831, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David R. Lyle, by Warranty Deed from Tami E. Elliott and Adam Troy Elliott, wife and husband, of record in Instrument No. 20170802-0078806, in the Register's Office of Davidson County, Tennessee, dated July 31, 2017 and recorded on August 02, 2017.

The above-described property is not, and has never been, the principal residence of the grantor's spouse.

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 4705 Derbyshire Drive, Antioch, TN 37013

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 14th day of December 2021

David R. Lyle

David R. Lyle

STATE OF North Carolina

COUNTY OF Durham

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State David R. Lyle, a married man, 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 14th day of December, 2021.

Myra McGhee-Pittman

Notary Public

My Commission Expires: Sept. 27, 2025

(SEAL)

MYRA MCGHEE-PITTMAN
Notary Public - North Carolina
Durham County
My Commission Expires Sep 27, 2025

Certificate of Authenticity

I, Jamika Jones, 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 12/14/2021.

Date

Jamika Jones
Affiant Signature

12/16/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 16th day of DECEMBER, 20 21.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202112210168147