Karen Johnson Davidson County
Batch# 777246 DEEDWARR
12/21/2021 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20211221-0168358

WARRANTY DEED

CHARLOTTE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-2-2025

File No. JN-21-1714

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Kayla Drisdelle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Amos	American pacific Mortgage Corp	
(NAME)	(NAME)	
263 McGavock Pike	3000 Lava Ridge Ct. suite 200	095-08-0-014.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Roseville CA 95661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Natasha Kay Drisdelle and Timothy Drisdelle, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren Amos, a single woman**, HEREINAFTER CALLED THE GRANTEE, 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. 173 on the Plan of Eva-Mor Heights, Section III, of record in Plat Book 1835, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property. Said Lot 173 fronts 88.0 feet on the easterly margin of McGavoc Pike and runs back on the southerly line 173.0 feet and 160.0 feet on the northerly line to a dead line in the rear whereon it measures 89.0 feet.

Being the same property conveyed to Natasha Drisdelle and Timothy Drisdelle, wife and husband by Warranty deed from Robert A. Hailey, a single person of record in Instrument No. 20181214-0121957 Register's Office for Davidson County, Tennessee, dated December 14, 2018 and recorded on December 14, 2018.

This is property more commonly known as 263 McGavock Pike, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 14th day of December, 2021.

Natasha Kay Drisdelle

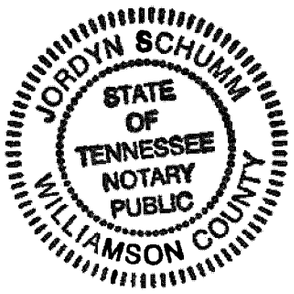
Timothy Drisdelle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of December, 2021, before me personally appeared Natasha Kay Drisdelle, Timothy Drisdelle and , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of December, 2021.

Notary Signature
My commission expires: 1/22/24



Certificate of Authenticity

I, Joshua A. Terry, 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 12/14/21.

Affiant Signature

12/16/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/16/21.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON