Karen Johnson Davidson County
Batch# 794205 DEEDWARR
01/24/2022 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20220124-0008341

| | |
|---|---|
| | **STATE OF TENNESSEE**<br>**COUNTY OF Sumner**<br><br>The actual consideration or value, whichever is greater, for this transfer is **$260,000.00**<br><br>**Affiant**<br><br>Subscribed and sworn to before me, this **13th** day of **January, 2022.**<br><br>**Notary Public**<br>**My commission expires:** |

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

**THIS INSTRUMENT WAS PREPARED BY**
**Harpeth Escrow, LLC**
**383 East Main Street, Ste. 110**
**Hendersonville, TN 37075**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Wendy Marie England** | **Iserve Residential Lending, LLC** | **136090A00900CO** |
| **2717 Smith Springs Road** | **10920 Via Frontera, Ste 520** | |
| **Nashville, TN 37217** | **San Diego, CA 92127** | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Stephan Britt and Maureen Britt, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Wendy Marie England, married woman, as her sole and separate property**

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. 68-A of Edge-O-Lake Estates, Section 20-A, a Condominium, a Horizontal Property Regime, located on Smith Springs Road, Nashville, TN, as shown on the Plan of Edge-O-Lake Estates, Condominium Apartments, of record in Book 5200, Page 183, as amended in Book 6359, Page 378, Register's Office for said County, and as described in a Master Deed of Spring View Townhomes of record in Book 6349, Page 428, as amended in Book 6407, Page 869, said Register's Office, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to Stephan Britt and Maureen Britt, husband and wife, by Warranty Deed from Stephanie Bretl, unmarried, of record in Instrument No. 20180501-0040836, in the Register's Office of Davidson County, Tennessee, dated April 26, 2018 and recorded on May 1, 2018.**

**THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:**

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved ( X ) unimproved (____) property known as **2717 Smith Springs Road, 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 in 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 **13th** day of **January, 2022**.

**Stephan Britt**

**Maureen Britt**

**STATE OF TENNESSEE**
**COUNTY OF Sumner**

Personally appeared before me, a Notary Public of said County and State, **Stephan Britt and Maureen Britt,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **13th** day of **January, 2022.**

**Notary Public**
**My Commission Expires:**_____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

HE2021-0297

**Tennessee Certification of Electronic Document**

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 01/13/22 (date of document).

Affiant Signature

01/13/22
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 13th day of January, 2022

Notary Public

My Commission Expires:

NOTARY'S SEAL

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025