Karen Johnson Davidson County
Batch# 796292 DEEDWARR
01/27/2022 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220127-0009956

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of January, 2022.

JOANNA W FOWLER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
MY COMMISSION EXPIRES: 11.22.2025
File No. G21-14919

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sarah Steger (NAME)	Same (NAME)	044-15-0C-044-00
2010 Village Park Circle (STREET ADDRESS)	(STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Elizabeth Lawler, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah Steger, unmarried woman**, 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. 44 on the Final Plat Village Green-Phase 1 of record in Instrument No. 20170118-0005633, surveyor's certificate of Corrections in Instrument No. 20170217-0016822 and 20170221-0017509, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Elizabeth Lawler, an unmarried woman by Deed dated September 13, 2018, recorded September 27, 2018, in Instrument Number 20180927-0095925, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2010 Village Park Circle, Old Hickory, TN 37138.

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. Whenever 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 18th day of January, 2022.

X _____
Elizabeth Lawler

STATE OF Illinois
COUNTY OF Winnebago

On this 18th day of January, 2022, before me personally appeared Elizabeth Lawler, 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 18th day of January, 2022.

Lindsay Schultz
Notary Signature
My commission expires: 05/24/2025

OFFICIAL SEAL
LINDSAY SCHULTZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 5/24/2025

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Joanna W. Fowler **, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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** 1-18-2022 **(date of document).**

JWFowler
Signature

1-18-2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 18th **day of** January **, 2022**

JWFowler
Notary Public
My Commission Expires: 11.22.25
Seal

