WARRANTY DEED

Karen Johnson Davidson County
Batch# 799310 DEEDWARR
02/02/2022 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20220202-0012337

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

D'Arcy Frances Craig
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/18/2024
(AFFIX SEAL)

KESSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES 5-18-2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
D'Arcy F. Craig and Joshua M. Paul	Austin Capital Bank, SSB	Parcel ID: 142110031
(NAME)	(NAME)	
7157 Birch Bark Drive	8100 Shoal Creek Blvd	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Austin TX 78757	
(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, **Jane Lomax**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **D'Arcy Frances Craig and Joshua Michael Paul, both unmarried as joint tenants with right of survivorship**, 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 79 on the Plan of Valley West, Section 2, of record in Book 3600, Page 86, Register's Office for said County.

Said Lot No. 79 fronts 86.47 feet on the easterly margin of Birchbark Drive and extends back 249.18 feet on the southerly line and 289.38 feet on the northerly line to a broken line in the rear, measuring 100.17 feet thereon.

Being the same property conveyed to Arthur L. Lomax and wife, Jane Lomax, by Warranty Deed from Guy W. Bigham and wife, Sally S. Bigham, of record in Book 4869, Page 400, Register's Office of Davidson County, Tennessee, dated November 15, 1974 and recorded on November 19, 1974. The said Arthur E. Lomax died on September 6, 1991, leaving Jane Lomax the surviving tenant by the entirety. Arthur L. Lomax and Arthur E. Lomax being one and the same person.

This instrument is executed on behalf of Jane Lomax by Sandra Rene Corbin as her Attorney-in-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20091120-0107081, in the Register's Office for Davidson County, Tennessee.

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 7157 Birch Bark 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 our hands this 13 day of JANUARY, 2022

Jane Lomax by Sandra Rene Corbin, Attorney in fact

Jane Lomax, By Sandra Rene Corbin Attorney in Fact

STATE OF Tennessee

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Sandra Rene Corbin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jane Lewis Lomax, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Jane Lewis Lomax, for the purposes therein contained.

Witness my hand and official seal, this the 13 day of January, 2022.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPSCOMB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

I, Kelsie Holloway 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 1|13|2022 (date of document).

Kelsie Holloway

Affiant Signature

1|24|2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24 day of January, 2022.

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 2|20|23

Notary's Seal (if on paper)

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY