WARRANTY DEED

Karen Johnson Davidson County
Batch# 799459 DEEDWARR
02/02/2022 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220202-0012592

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant UCC 1-308

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/6/22

(AFFIX SEAL)

OFFICIAL SEAL
TIMOTHY W SANDLIN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES AUG. 06, 2022

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211
File No.: 2022010020

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mason & Lewis Partners LLC	Mason & Lewis Partners LLC	
(NAME)	(NAME)	
1816 B Delta Ave	Same	176-01-0A-085.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY THOUSAND AND NO/100 Dollars ($350,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **TIMOTHY M. SIMPSON, a single man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MASON & LEWIS PARTNERS LLC**, 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(s) 85, as shown on the map entitled Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to TIMOTHY M. SIMPSON, by deed from DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE RESIDENTIAL ASSET SECURITIZATION TRUST 2005-A15, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-O UNDER THE POOLING AND SERVICING AGREEMENT DATED DECEMBER 1, 2005, of record in Instrument No. 20101005-0079561, dated August 27, 2010, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5137 Singing Hills Dr., Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Executed by my hand this 26 Day of January 2022.

Timothy M. Simpson

STATE OF Illinois

County OF Peoria

Before me, Timothy W Sandlin, a Notary Public for the above County and State, do hereby certify that Timothy M. Simpson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26th of January, 2022.

Notary Public

My Commission Expires: 08-06-2022

OFFICIAL SEAL
TIMOTHY W SANDLIN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES AUG. 06, 2022

(SEAL)

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, **Maxine Rucker**, do hereby make an 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 1-26-2022

Name: **Maxine Rucker**
Title: **Closing Agent**
Date: 1-28-22
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on 1-28-22

Notary Public: **Jennifer Chandler-Cole**

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

