Karen Johnson Davidson County
Batch# 814070 DEEDWARR
03/02/2022 02:37:30 PM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20220302-0023854

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson County

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of February, 2022.

Notary Public

My commission expires: 01-06-2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
811 Hatcher Lane, Ste B, Columbia, TN. 38401

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Juan Carlos Sanchez		052-01-0C-039.00-CO
830 Neely's Chase Drive	same	
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Terry Lee Lancaster and Jeffrey D. Lancaster (aka Jeffery D. Lancaster,) Devisees of the Estate of Glenn D. Lancaster

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Juan Carlos Sanchez, a single person

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Revised Boundary and Subdivision Plat, a Planned Unit Development, Neely's Chase of record in Plat Book 7900, Page 196, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Glenn D. Lancaster and wife, Elizabeth A. Lancaster by Warranty deed from Gerald D. Bennett and wife, Helen G. Bennett of record in Book 9575, page 343, Register's Office for Davidson County, Tennessee. ; the said Elizabeth A. Lancaster having since died on April 17, 2017 and the said Glenn D. Lancaster having since died testate on May 23, 2021 and by his Last Will and Testament of record in Docket No. 21P1905 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the subject property was devised to Terry Lee Lancaster and Jeffrey D. Lancaster.
Terry Lancaster (aka Terry Lee Lancaster,) joins in the execution of this instrument in his capacity as executor of the Estate of Glenn D. Lancaster.

This is improved property known as **830 Neely's Chase Drive, Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

SP 11/2015

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of February, 2022.

Terry Lee Lancaster, Beneficiary

STATE OF New Mexico

COUNTY OF Eddy

STATE OF NEW MEXICO
NOTARY PUBLIC
CORDARO CONNELL
COMMISSION # 1128013
EXPIRATION DATE 1/22/2024

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Terry Lee Lancaster with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above as beneficiary of the Estate of Glenn D. Lancaster.

Witness my hand and official seal this 9th day of February, 2022.

Notary Public
My Commission Expires: 01-22-2024

Terry Lancaster, Executor of the Estate of Glenn D. Lancaster

STATE OF New Mexico

COUNTY OF Eddy

STATE OF NEW MEXICO
NOTARY PUBLIC
CORDARO CONNELL
COMMISSION # 1128013
EXPIRATION DATE 1/22/2024

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Terry Lancaster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is Executor of the Estate of Glenn D. Lancaster and that as Executor he is authorized to execute the within instrument as Executor and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of February, 2022.

Notary Public
My Commission Expires: 01-22-2024

SP 11/2015

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 10 day of February, 2022.

Jeffrey D. Lancaster, Beneficiary

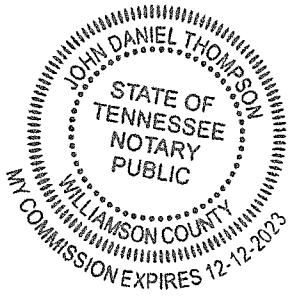
STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jeffrey D. Lancaster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above as beneficiary of the Estate of Glenn D. Lancaster.

Witness my hand and official seal this 10 day of February, 2022.

Notary Public
My Commission Expires: 12/12/23



SP 11/2015

Certificate of Authenticity

I, Jill Neely, 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 02/10/2022.

Date

Jill M Neely

Affiant Signature

02/18/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of February, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)