Karen Johnson Davidson County
Batch# 816278 DEEDWARR
03/07/2022 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $793.65
20220307-0025387

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
615-822-8332 – phone
615-822-8172 - fax

WARRANTY DEED

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 ACKNOWLEDGED, WE, **SARA L. POLE DENTON**, (FKA SARA LYNN POLE), a married woman, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW BILLINGSLEA and CHRISTINA BILLINGSLEA, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 120-B ON THE ZONE LOT DIVISION OF LOT NO. 120 ON THE PLAN OF MADISON PARK, SECTION 5, OF RECORD IN PLAT BOOK 6250, PAGE 452, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING A PART OF THE SAME PROPERTY CONVEYED TO SARA LYNN POLE, (NOW KNOWN AS SARA L. POLE DENTON) BY WARRANTY DEED FROM NANCY A. JEFFREYS, UNMARRIED, DATED DECEMBER 17, 2004, OF RECORD IN INSTRUMENT NO. 20041222-0152295, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SARA L. POLE DENTON NOW MARRIED NEVER RESIDED IN SAID PROPERTY AS PRIMARY RESIDENCE. SARA LYNN POLE IS ONE IN THE SAME AS SARA LYNNE POLE DENTON.

This is improved property, known as 345 MAY DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 16 day of February, 2022.

SARA L. POLE DENTON
FKA SARA LYNN POLE

STATE OF California
COUNTY OF Merced

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **SARA L. POLE DENTON (fka Sara Lynn Pole)**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Snelling (City), California, on this the 16 day of February, 2022.

Phylena M. Herrin
NOTARY PUBLIC
My commission expires: March 5, 2022

PHYLENA M. HERRIN
Notary Public - California
Merced County
Commission # 2233284
My Comm. Expires Mar 5, 2022

STATE OF California
COUNTY OF Merced

The actual consideration or value, whichever is greater, for this transfer is **$214,500.00.**

Affiant

PHYLENA M. HERRIN
Notary Public - California
Merced County
Commission # 2233284
My Comm. Expires Mar 5, 2022

Subscribed and sworn to before me, this the 16 day of February, 2022.

Phylena M. Herrin
NOTARY PUBLIC
My commission expires: March 5, 2022

Address New Owner(s) as follows:
MATTHEW BILLINGSLEA
CHRISTINA BILLINGSLEA
3950 MOSS ROSE DRIVE
NASHVILLE, TN 37216

Send Tax Bills To:
Same as above

Cross Country Mortgage
6850 Miller Road
Brecksville, OH 44141

Map and Parcel Number(s): 043 060/350.00

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 02/24/2022 ____ (date of document).

Affiant Signature

02/24/2022
Date

State of TN

County of DAVIDSON

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

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025