THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Rutherford
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-4259-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 254,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 2022. Notary Public MY COMMISSION EXPIRES: 9/16/23 (AFFIX SEAL)

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Richards	New Owner	
8122 Stacy Square Court		128-10-0-210-00
Nashville, TN 37221-1520		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **William Michael Key, a/k/a Michael Key, a/k/a W.Michael Key and Yan Fen Key, as joint tenants with rights of survivorship**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren Richards, 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. 5-B on the Plan of Plan of Stacy Square Townhomes, Stacy Square, Section 7 of record in Plat Book 5200, Page 467, 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 William Michael Key by Warranty Deed from William Fendley, unmarried and Elaine Fendley, unmarried, of record in Instrument No. 20151231-0131591 Register's Office for Davidson County, Tennessee, dated December 22, 2015, and recorded on December 31, 2015.

Being a portion of the same property conveyed to William Michael Key, a/k/a Michael Key, a/k/a W. Michael Key, and Yan Fen Key, as joint tenants with rights of survivorship by Warranty deed from William Michael Key, a/k/a Michael Key, a/k/a W. Michael Key of record in Instrument No. 20161010-0106833 Register's Office for Davidson County, Tennessee, dated September 28, 2016 and recorded on October 10, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **8122 Stacy Square Court, Nashville, TN 37221-1520**

Karen Johnson Davidson County
Batch# 817204 DEEDWARR
03/08/2022 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $939.80
20220308-0026277

WHEN RECORDED RETURN TO
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File No. 3-15184-MP

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 my hand this the 23 day of February, 2022.

William Michael Key, by Tim Repass, Attorney in Fact
William Michael Key, by Tim Repass, Attorney in Fact

Yan Fen Key by Tim Repass Attorney in Fact
Yan Fen Key, by Tim Repass, Attorney-in-Fact

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 Tim Repass with whom I am pesonally acquanited (or proved to me on the basis of satisfactory evidence) and who acknowledged taht he executed the within instrument on behalf of William Michael Key , as his Attorney in Fact, as the free act and deed of the within named William Michael Key.

Witness my hand and official seal this the 23 day of February, 2022.

My Commission expires: _____

Notary Public

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

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 **Tim Repass** 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 on behalf of **Yan Fen Key**, as her Attorney in Fact, as the free act and deed of the within named **Yan Fey Key**.

Witness my hand and official seal this the 23 day of February, 2022.

My Commission expires: _____

Notary Public

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Certificate of Authenticity

I, Kellie L. Parsons, do hereby make oath that I am 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 February 23, 2022.

Affiant Signature

February 23, 2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 23rd day of February, 2022.

Notary's Signature
My Commission Expires: 11/17/24

Notary's Seal

ERIN K SMIDT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202203080026277