39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 837466 DEEDWARR
04/08/2022 02:27:18 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20220408-0041454

State of Tennessee
County of ~~Rutherford~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2022

Notary Public 7-9-22

MY COMMISSION EXPIRES: ~~February 08, 2024~~

(AFFIX SEAL)

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronica D. Callis	Citizens Bank	156-5-5.00
(NAME)	(NAME)	
991 Beech Bend Road	One Citizens Plaza	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Providence RI 02903	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Bryan Raymond Lange, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ronica D. Callis, ~~unmarried~~*,** 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:

*a single woman

BEING Lot No. 775 on the plan of Harpeth Woods, Section 4, First Addition, as shown by plat of record in Plat Book 5200, Page 635, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Bryan Raymond Lange, an unmarried man by deed from Wesley Williams and Abigail Williams, dated 2-7-20 of record in Instrument #20200213-0016609, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 991 Beech Bend Road, Nashville, TN 37221
(House Number) (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.

Witness my hands this 4th day of April, 2022.

Bryan Raymond Lange

State of Tennessee
County of Rutherford

Personally appeared before me Bryan Raymond Lange, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of April, 2022.

Notary Public Carla R. Dillard
My Commission Expires: February 08, 2024

File No.: 2624

