Karen Johnson Davidson County
Batch# 852858 DEEDWARR
05/10/2022 10:22:27 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50
20220510-0053269

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Kristin L. Hines
David Jocob
2820 Hody Drive
Nashville, Tennessee 37206

SEND TAX BILL TO:
INSBank,
ISAOA/ATIMA
5614 Franklin Pike
Brentwood, Tn 37027

MORTGAGEE
INSBank, ISAOA/ATIMA
5614 Franklin Pike Circle,
Brentwood, Tennessee 37027

MAP 083
GROUP 15 0
PARCEL 144.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Cornerstone Rentals, LLC., a Tennessee Limited Liability Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Kristin L. Hines and David Jacob, wife and husband,** hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Fortland Park, Section I, of record in Book 2663, Page 61, amended by Certificate of Correction in Book 2799, Page 43, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cornerstone Rentals, LLC, by Special Warranty Deed from Debra B. West and James Ronald Bradford, devisees under the Last Will and Testament of James Ruel Bradford, deceased, dated May 7, 2009 and filed of record May 22, 2009 in Instrument No. 20090522-0047246, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2022 taxes and subsequent years
2. Matters shown on the recorded plat of Fortland Park, of record in Book 2663, Page 61 and corrected in Book 2799, Page 43, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 2820 Hody Drive, Nashville, Tennessee 37206.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kristin L. Hines and David Jacob, wife and husband, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise

herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 our hands this the 2nd day of May, 2022.

Cornerstone Rentals, LLC., a Tennessee Limited Liability Company

Lane Wallace, Member

By: Lane Wallace, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Lane Wallace,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **Cornerstone Rentals, LLC., a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Member.

WITNESS my hand and official seal at office this 2nd day of May, 2022.

NOTARY PUBLIC My Commission Expires

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $535,000.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of May, 2022.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY