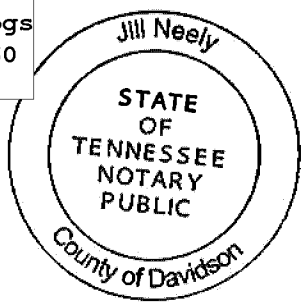
Karen Johnson Davidson County
Batch# 859237 DEEDWARR
05/19/2022 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,620.60
20220519-0058297



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $438,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25th day of April, 2022.

NOTARY PUBLIC

My commission expires: 04-06-2025

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Madline A. Myers and Marcia J. Zercoe	NEW OWNERS	062-02-0A-176.00 CO
(NAME)	(NAME)	
2845 Steamboat Drive	2845 STEAMBOAT	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	NASHVILLE, TN 37214	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jacob Samuel Singer and Lauren Elizabeth Singer, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto MADELINE **A. Myers, unmarried and Marcia J. Zercoe, unmarried, joint tenants with right of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 176, as shown on the map entitled Subdivision of River Trace Estates, Phase I, Section II, of record in Book 6900, pages 158 and 159, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JACOB SAMUEL SINGER AND LAUREN ELIZABETH WHITE, HUSBAND AND WIFE, by deed from LISA HENDIN, AN UNMARRIED WOMAN AND RICHARD HENDIN, A MARRIED MAN, of record as Instrument No. 20180619-0058828, dated June 14, 2018, said Register's Office.

The said Lauren Elizabeth White having since married and is now known as Lauren Elizabeth Singer.

This property is __unimproved _X_improved property known as: 2845 Steamboat Drive, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 25th day of April, 2022.

Jacob Samuel Singer

Lauren Elizabeth Singer

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jacob Samuel Singer and Lauren Elizabeth Singer, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of April, 2022.

Notary Public
My Commission Expires: 4/20/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202205190058297

Certificate of Authenticity

I, Allison Taylor, 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 APRIL 25, 2022.

Date

Affiant Signature

4/27/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of April, 2022.

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)