Karen Johnson Davidson County
Batch# 860758 DEEDWARR
05/23/2022 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,023.90
20220523-0059735

Prepared by:

Lincoln Title and Escrow, LLC
131 Donelson Pike
Nashville, TN 37214

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 547,000.00

Affiant: _____

Subscribed and Sworn before me this 17th day of May, 2022

_____
Notary Public:
My commission expires: 4-23-25

ADDRESS or NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Timothy Martel and Elizabeth Martel 2809 Lakeside Meadows Circle Mt. Juliet, TN 37122	DAS Acquisition Co. LLC 12140 Woodcrest Exec. Ste 150 St. Louis MO 63141	110-03-0A-063-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Patrick D. Birdwell and Jennifer M. Guy nka Jennifer M. Birdwell, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Timothy Martel and Elizabeth Martel, husband and wife,** "the Grantee," the following described real estate in Davidson, TN:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 63 ON THE PLAN OF PHASE 3, LAKESIDE MEADOWS OF RECORD IN PLAT AT INSTRUMENT NO. 20150406-0029421, 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 Patrick D. Birdwell and Jennifer M. Guy, husband and wife by Special Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company dated November 30, 2015, recorded on December 2, 2015, in Instrument No. 20151202-0121422, in the Register's Office for Davidson County, Tennessee.

This is [**X**] improved [ ] unimproved property known as 2809 Lakeside Meadows Circle, Mt. Juliet, TN 37122

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters, referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of May, 2022

Patrick D. Birdwell

Jennifer M. Guy nka Jennifer M. Birdwell

STATE OF TENNESSEE
COUNTY OF Davidson

On this 17th day of May, 2022, before me personally appeared Patrick D. Birdwell and Jennifer M. Guy nka Jennifer M. Birdwell, husband and wife to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witnessed before me this 17th day of May, 2022.

Notary

My Commission Expires: 9-8-2025

JAMIE D. KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 5-17-2022 (date of document).

Affiant Signature

5-18-2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 18th day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY