WARRANTY DEED

Karen Johnson Davidson County
Batch# 869295 DEEDWARR
06/10/2022 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,435.60
20220610-0066000

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/13/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marife Laroza	First American Mtg Solutions	
(NAME)	(NAME)	
2841 Lera Jones Drive	1795 International Way	150010356.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Idaho Falls ID 83402	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **we Winda L. Lingerfelt and Sue Ann Lingerfelt**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Marife Laroza, a single person and Nick Carraway, a single person, joint tenancy with right of survivorship**, hereinafter called the GRANTEE(S), his/her/their 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. 26A on the plan of the re-subdivision of Reserve Parcels 3, 288 and 295, Percy Priest Meadows, Section One, of record in Book 4715, Page 200, Register's Office for said County.

Said Lot No. 26A fronts 80.0 feet on the southwesterly margin of Lera Jones Drive and extends back between parallel lines 152.00 feet to a dead line.

Being the same property conveyed to Winda L. Lingerfelt et ux Sue Ann Lingerfelt by Deed from Intercontinental Construction Corporation, dated 07/18/1978 and recorded 07/21/1978, of record in Book 5314, Page 856, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 4715, Page 200, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2841 Lera Jones Drive, Antioch, TN 37013
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 2nd day of June, 2022.

Winda L. Lingerfelt

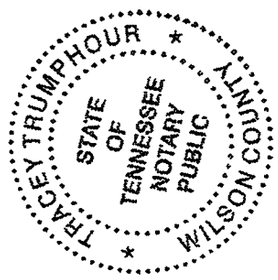
Sue Ann Lingerfelt

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sue Ann Lingerfelt and Winda Lingerfelt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this .

Notary Public:
My Commission Expires: 3.8.2025



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-17385-MC

202206100066000

Certificate of Authenticity

I, Storey Carver, 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 June 2, 2022.

Storey Carver
Affiant Signature

6/2/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of June 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

