Karen Johnson Davidson County
Batch# 873819 DEEDWARR
06/17/2022 02:49:05 PM 2 pgs
Fees: $13.00 Taxes: $1,961.00
20220617-0069838

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00.

Margaret Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2022.

Debbie Mann
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-22-076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
CHRISTOPHER WILLIAM FLEMING AND CAROLINE GRACE FARMER	Legacy Home Loans, LLC	142-16-0D-040.00 CO
(NAME)	(NAME)	
2548 Devon Valley Drive	4004 Hillsboro Pk, Ste 216B	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Thirty Thousand And No/100 Dollars ($530,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CODY B. SISSON, UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER WILLIAM FLEMING AND CAROLINE GRACE FARMER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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:

Land in Davidson County, Tennessee, being Lot(s) 66, as shown on the map entitled Final Plat, Devon Valley, Phase II, of record in Plat Book 7900, page 563, 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 CODY B. SISSON, UNMARRIED MAN, by deed from DAWN KRANPITZ LOVE AND HUSBAND, RICHARD LEE KRANPITZ, of record in Instrument No. 20201203-0140270, dated November 12, 2020, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2548 Devon Valley Drive, Nashville, TN 37221
(House No.) (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.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 15 day of JUNE, 2022

Cody B Sisson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Thomas Vorholt II, a Notary Public for the aforementioned county and State, do hereby certify that **Cody B Sisson** personally appeared before me this day and acknowledged the due execution of the foregoing instrument as his free act and deed.

Witness my hand and official seal, this the 15 of JUNE, 2022.

Notary Public
My Commission Expires: 7.9.24

(SEAL)

