Karen Johnson Davidson County
Batch# 876138 DEEDWARR
06/23/2022 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20220623-0071628

This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Christopher Veres and wife Mallory Haney Veres	FIRST BANK
505 LOGWOOD BRIAR CIRCLE	722 COLUMBIA AVE
BRENTWOOD, TN 37027	FRANKLIN, TN 37064

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Evan Rector, a married person** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Christopher Veres and wife Mallory Haney Veres, as tenants by the entirety** *(herein called "Grantee")* the following described property situated and located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Section One, Williams Grove of record in Plat Book 9700, Page (S) 580 through 582, 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 Evan Rector by Warranty deed from Kelly A. Walgast, an unmarried person, of record in Instrument No. 20160729-0078276 Register's Office for Davidson County, Tennessee, dated July 28, 2016 and recorded on July 29, 2016.

Tax Parcel #172-13-0A-024.00-CO
Known as 505 Logwood Briar Cir., Brentwood, TN 37027

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, appearing in the Davidson County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 13 day of June, 2022.

GRANTOR:

Evan Rector

Amanda Rector

NOTE: Amanda Rector joins in the execution of this deed for the sole purpose of quitclaiming and conveying any interest, marital or otherwise, she may have in the herein conveyed property as the spouse of Evan Rector.

STATE OF TENNESSEE

COUNTY OF MAURY

Before me, the undersigned, a Notary Public of the County and State first above written, personally appeared **Evan Rector and wife Amanda Rector**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 day of June, 2022.

Notary Public
My Commission Expires:

(SEAL) TERESA J. SMITH State of Tennessee Notary Public MAURY COUNTY MY COMMISSION EXPIRES JULY 28, 2025

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$850,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 14TH day of JUNE, 2022.

(SEAL) CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public
My Commission Expires: _____

A TITLE SEARCH MAY HAVE BEEN COMPLETED BUT NOT BY THE PREPARER OF THIS INSTRUMENT. THE PREPARER MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES.

THE PREPARER OF THIS INSTRUMENT IS NOT THE SETTLEMENT AGENT FOR THIS TRANSACTION FOR I.R.S. REPORTING REQUIREMENTS OR FOR ANY OTHER PURPOSE.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 06/17/2022 ____ (date of document).

Affiant Signature

06/17/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 17 day of June, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025