Karen Johnson Davidson County
Batch# 876178 DEEDWARR
06/23/2022 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20220623-0071674

WARRANTY DEED

File No. CTO-2022-127

SUSAN MAGNUSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 9/21/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W Northfield Blvd., Ste 2
Murfreesboro, Tennessee 37129
(615)-203-3054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wesley James Mitchell and Laura Elizabeth McKowen	Gardner Financial Services LTD dba Legacy Mutual Mortgage	
3944 Lakeridge Run	3503 Paesanos Parkway	109-01-0A-040.00-CO
Nashville, TN 37214	San Antonio, TX 78231	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned,

ADAM X. FACTOR AND REBECCA D. FACTOR, HUSBAND AND WIFE

has this day bargained and sold and does hereby transfer and convey unto,

WESLEY JAMES MITCHELL, A SINGLE MAN AND LAURA ELIZABETH MCKOWEN, A SINGLE WOMAN

their heirs and assigns, forever, that 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. 48 on the Plan of Phase Two, Lakeridge of record in Plat Book 9700, Page 114 , 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 Adam X. Factor and Rebecca D. Factor, husband and wife by Warranty deed from Benjamin J. Lutz and Naomi J. Lutz, husband and wife of record in Instrument No. 20190919-0095157 Register's Office for Davidson County, Tennessee, dated September 16, 2019 and recorded on September 19, 2019.

See Power of Attorney of record in Instrument No. 202206230071673 ***, Register's Office for Davidson County, Tennessee.***

This conveyance is further subject to (1) 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.

This is improved property known as: 3944 Lakeridge Run, Nashville, TN 37214

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.

Witness our hands this 14 day of June, 2022.

Adam X Factor by Jamie Mooney, his Attorney in Fact
Adam X. Factor by Jamie Mooney, his Attorney-In-Fact

Rebecca D. Factor by Jamie Mooney, her Attorney in Fact
Rebecca D. Factor by Jamie Mooney, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Jamie Mooney, to me known to be the person who executed the forgoing instrument on behalf of Adam X. Factor and Rebecca D. Factor, 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 foregoing instrument the same as the free act and deed of Adam X. Factor and Rebecca D. Factor. See Power of Attorney of record in Instrument No._202206230071673_____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office this June 14, 2022.

SUSAN MAGNUSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 9/21/24

RETURN RECORDED DOCUMENTS TO:

CORNERSTONE TITLE OF TENNEESSEE, LLC
1602 W Northfield Blvd., Ste 2
Murfreesboro, TN 37129
615-203-3054

Tennessee Certification of Electronic Document

I, Jamie Mooney, 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 June 14 2022 ~~(date of document)~~.

Affiant Signature

June 17, 2022
Date

State of Tennessee

County of Rutherford

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

Notary's Signature

MY COMMISSION EXPIRES: 9/21/24

NOTARY'S SEAL

SUSAN MAGNUSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202206230071674