Karen Johnson Davidson County
Batch# 884125 DEEDWARR
07/05/2022 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20220705-0077316

WARRANTY DEED

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

File No. EM-22-2474

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Jamie Ortiz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2022

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Theriot	SWBC Mortgage Corp	
(NAME)	(NAME)	
1039 Mulberry Way	9311 San Pedro #100	050-03-0B-031.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Stephanie L. Lainus, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Theriot, a single man**, HEREINAFTER CALLED THE GRANTEE, 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 No. 31 on the Plan of PUD Boundary Mulberry Downs of record in Plat Book 6900, Page 940, and Amended in plat Book 7900, Pages 84 through 86, inclusive in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Wichmann, an unmarried man, and Eric Martacia, an unmarried man, tenants in common with right of Survivorship by Warranty deed from Rufus Ferrell Lowe, Jr, a married man of record in Instrument No. 20050211-0015815 Register's Office for Davidson County, Tennessee, dated February 07, 2005 and recorded on February 11, 2005

Warranty Deed Re-recorded on February 18, 2005, recorded in Instrument No. 20050218-0018708 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Wichmann, unmarried by Quitclaim deed from Michael Wichmann, an unmarried man, and Eric Martacia, an unmarried man, tenants in common with right of Survivorship of record in Instrument No. 20151110-0114246 Register's Office for Davidson County, Tennessee, dated November 02, 2015 and recorded on November 10, 2020.

Being the same property conveyed to Stephanie L. Lainus, an unmarried woman by Warranty deed from Michael Wichmann, single of record in Instrument No. 20210301-0025365 Register's Office for Davidson County, Tennessee, dated February 18, 2021 and recorded on March 01, 2021.

This is property more commonly known as 1039 Mulberry Way, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 30th day of June, 2022.

Stephanie L. Lainus by Ryan Lux, Attorney in Fact

Stephanie L. Lainus by Ryan Lux,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Stephanie L. Lainus, and that this instrument was executed on behalf of the said Stephanie L. Lainus for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 30th day of June, 2022.

NOTARY PUBLIC

My Commission Expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

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 07/05/2022 ____ (date of document).

Affiant Signature

07/05/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5 day of July, 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