Karen Johnson Davidson County
Batch# 895224 DEEDWARR
07/28/2022 09:35:36 AM 2 pgs
Fees: $13.00 Taxes: $1,045.25
20220728-0086023

WARRANTY DEED

CARLA R. DILLARD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: February 08, 2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lincoln Dale Davis Tatum Elizabeth Basham	FirstBank	163110D00700CO
(NAME)	(NAME)	
2962 Baby Ruth Lane, Unit 7	722 Columbia Ave.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Asa Stovall, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lincoln Dale Davis and Tatum Elizabeth Basham, both unmarried,** 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:

BEING Unit No. 7 on the Plan of Hickory Place Townhomes, as shown by plat of record in Plat Book 11190, Page 54, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Asa Stovall, unmarried by deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, DC, dated 10-17-11 of record in Instrument #20111019-0081216, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 2962 Baby Ruth Lane, Unit 7, 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 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 hands this 15th day of July, 2022.

Asa Stovall

State of Tennessee
County of Rutherford

Personally appeared before me Asa Stovall, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of July, 2022.

Notary Public Carla R. Dillard
My Commission Expires: February 08, 2024

File No.: 2717

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE