THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Wilson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-4950-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 474,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 2022. Notary Public MY COMMISSION EXPIRES: 3/12/2024 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 895768 DEEDWARR
07/28/2022 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.13
20220728-0086339

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelia Mae Lindsay & Theodore Lindsay	Austin Capital Bank SSB	
1433 Stoner Ridge	8100 Shoal Creek Blvd	075-11-0A-089.00-CO
Hermitage, TN 37076	Austin TX 78757	
(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, **James M. Work, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shelia Mae Lindsay and Theodore Lindsay, wife and husband**

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 land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Heritage Meadows, Phase Three of record in Plat Book 9700, Page 984, 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 Thomas Gunner Work, a single man and James M. Work, a married man, joint tenants with full rights of survivorship by Warranty deed from Yolanda McGee, a married woman of record in Instrument No. 20161121-0122751 Register's Office for Davidson County, Tennessee, dated November 14, 2016 and recorded on November 21, 2016.

Being the same property conveyed to James M. Work, an unmarried man by Quit Claim deed from Thomas Gunner Work, a single man and James M. Work, a married man who acquired title as a married man herein joined by his former spouse Denise Work, joint tenants with full rights of survivorship of record in Instrument No. 20180615-0057706 Register's Office for Davidson County, Tennessee, dated May 24, 2018 and recorded on June 15, 2018.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **1433 Stoner Ridge, Hermitage, TN 37076**

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 the 26 day of July, 2022.

James M. Work

James M. Work

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 **James M. Work,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26 day of July, 2022

My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public

- The text of a certification of an electronic document must be in the following form.

I, Kristopher Prizio 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7/26/2022 (date of document).

Affiant Signature

Date: 7/26/2022

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of July, 2022

Notary Signature

MY COMMISSION EXPIRES: 5-7-2024

Notary's Seal (if on paper)

