Karen Johnson Davidson County
Batch# 897059 DEEDWARR
08/01/2022 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,401.38
20220801-0087428

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $378,750.00

Affiant

Subscribed and sworn to before me, this 29th day of July 2022.

Notary Public
My commission expires: 4/9/25

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kurtis Lammers	**New Owner**	**10613016200**
2023 B. Hutton Drive		
Nashville TN 37210		

FOR AND IN 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 ACKNOWLEDGE, WE,

Nicholas Adams and Farrah Adams, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kurtis Lammers, a married man

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:

Land in Davidson County, Tennessee, being Lot No. 13-A, on the subdivision of part of Sadler Place, Section 9, of record in Book 6050, Page 244, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Nicholas Adams and Farrah Adams, husband and wife, by Warranty Deed from James Keith Jaggers, dated July 27, 2009, of record in Instrument No. 20090806-0073853, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 100 Sadler Ct., Nashville, TN 37210.

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 in 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.

_____ Date: 7/26/22
Nicholas Adams

_____ Date: 7/26/22
Farrah Adams

STATE OF CA

COUNTY OF Alameda

Personally appeared before me, a Notary Public of said County and State, Nicholas Adams and Farrah Adams, the within named Grantor(s), 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of July, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 12-02-2024

S. ADIS
COMM. #2338889
NOTARY PUBLIC • CALIFORNIA
ALAMEDA COUNTY
Commission Expires DEC 02, 2024

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/26/2022 (date of document).

Jennifer Russell
Affiant Signature

8/1/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1 day of ~~July,~~ August 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

