WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

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

(Affix Seal) Notary Public

My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

2022-07-343

Karen Johnson Davidson County
Batch# 904091 DEEDWARR
08/16/2022 11:31:36 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20220816-0092743

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Edward Chase Lovelace and Rachel Deutsch Lovelace 5928 Fireside Drive Brentwood, TN 37027	New Owner	Map/Parcel 160-16-0-052.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Allen J. Donaldson and wife, Catherine S. Donaldson,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Edward Chase Lovelace and Rachel Deutsch Lovelace, husband and wife,** hereinafter called the GRANTEE, his/her/their/its heirs/successors and assigns, 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. 242 on the Plan of Revised Phase 6, Hearthstone of record in Plat Book 6900, Page 254, 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 Allen J. Donaldson and wife, Catherine S. Donaldson by Warranty deed from Larry B. Barton, and wife Charlotte B. Barton of record in Book 9306, page 574, Register's Office for Davidson County, Tennessee, dated April 01, 1994 and recorded on April 08, 1994.

This conveyance is subject to the following: Davidson County property taxes for the year 2022 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 5928 Fireside Drive, Brentwood, TN 37027 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 15th day of August, 2022:

Allen J. Donaldson

Catherine S. Donaldson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of August, 2022, before me personally appeared Allen J. Donaldson and Catherine S. Donaldson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of August, 2022.

Notary Signature
My commission expires:
12-08-2024

