Karen Johnson Davidson County
Batch# 917100 DEEDWARR
09/15/2022 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $969.40
20220915-0103092

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 262,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2022

Notary Public

MY COMMISSION EXPIRES: 3/6/24

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Liliana Yazmin Rangel	Colten ~~New Owner~~ Mortgage	026-06-0A-035-00
(NAME) 103 Canton Court	(NAME) 6021 S Syracuse Way #104	
(ADDRESS) Goodlettsville TN 37072	(ADDRESS) Greenwood Village, CO 80111	
(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, WE,

JEFFREY DIAL AND JENNIFER DIAL, HUSBAND AND WIFE,

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

LILIANA YAZMIN RANGEL, AN UNMARRIED WOMAN,

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 35, on the Plan of the Townhomes at Windsor Green, Phase I, of record in Plat Book 8250, Page 995, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more detailed description of said lot.

Being part of the same property conveyed to Jeffrey Dial and wife, Jennifer Dial by Deed dated April 27, 2007 from JJD Partners, recorded May 3, 2007, in Instrument Number 20070503-0052985, in the Official Records of Davidson County, Tennessee.

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 *Improved* property is commonly known as: 103 Canton Court, Goodlettsville, TN 37072

LT&E File #19550

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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(s) this 14th day of September, 2022

Jeffrey Dial

Jennifer Dial by Jeffrey Dial, her Attorney-In-Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named **Jeffrey Dial** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Jennifer Dial** and acknowledged that she executed the same by Power of Attorney, as the free act and deed of said **Jennifer Dial.**

Witness my hand and official seal this 14th day of September, 2022

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 11/13/25

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within **Jeffrey Dial** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that he/she executed the same, as her/his free act and deed.

Witness my hand and official seal this 14th day of September, 2022

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 11/13/25

LT&E File #19550

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 9/14/22 (date of document)

Affiant Signature

9/15/2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 15 day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202209150103092