398

WARRANTY DEED

Karen Johnson Davidson County
Batch# 922773 DEEDWARR
09/28/2022 11:24:15 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20220928-0107216

File #22-DM-0908-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/6/26
(AFFIX SEAL)

LYDIA H WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary Calvert Sammons and Joshua Hurd	**COLTEN MORTGAGE**	
(NAME) **908 Freywood Dr**	(NAME) **6021 S. Syracuse Way #104**	**051 03 0 097.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Greenwood Village, CO 80111**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LESIA LATANATION AND STEVEN W. LATANATION, III, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY CALVERT SAMMONS AND JOSHUA HURD, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their 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. 89 on the Plan of Section Two, Pleasant Acres of record in Plat Book 2133, Page 75, 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 Lesia Latanation and Steven W. Latanation, III, wife and husband, by Warranty Deed from Nicholas P. Oldford and Kimberly A. Oldford, husband and wife, of record in Instrument No. 20130521-0051164, in the Register's Office of Davidson County, Tennessee, dated May 16, 2013, and recorded on May 21, 2013.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Pleasant Acres, as recorded in Plat Book 2133, Page(s) 75 .
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2204, Page 47, Surveyor's Certificate of Correction recorded in Book 2343, Page 525.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **908 Freywood Drive, Madison, TN 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 21st day of September, 2022.

Lesia Latanation

Steven W. Latanation, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of September, 2022, before me personally appeared Lesia Latanation, 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 21st day of September, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of September, 2022, before me personally appeared Steven W. Latanation, III, 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 21st day of September, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Centennial Title Company, Inc.
30 Burton Hills Boulevard, Ste. 165
Nashville, TN 37215