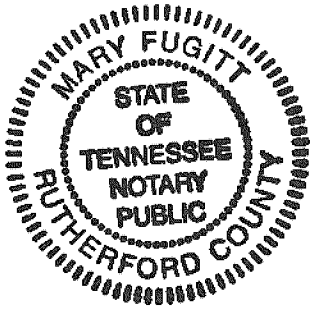
Karen Johnson Davidson County
Batch# 927030 DEEDWARR
10/07/2022 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,206.20
20221007-0110779



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $326,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of October, 2022.

Notary Public

My Commission Expires: 7-19-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Laura Lee Amstead and Annie E. Young	New Owners	175-04-0A-066.00 CO
4612 Banff Park Ct.	4612 Banff Park Ct.	
Antioch, TN 37013	Antioch, TN 37013	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Vicki Trigg, widow

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

Laura Lee Amstead and Annie E. Young, tenants in common with rights of survivorship

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 Unit No. 30B on Lot 30, on the Final Plat of Park Place Subdivision, as shown by plat of record in Instrument No. 20020530-0065765, and as set forth in the Master Deed Establishing The Park Place Subdivision, a Planned Unit Development (Private Element), of record in Instrument No. 20010214-0014161 and re-recorded in Instrument No. 20010702-0069590, and as amended in Exhibit E, Amendment to Master Deed Established The Park Place Subdivision, a Planned Unit Development (Private Element) of record in Instrument No. 20030710-0095634, and re-recorded in Instrument No. 20030915-0134956, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Paul Trigg and wife, Vicki Trigg by Warranty Deed from Landmark Homes of Tennessee, Inc., dated 7/9/2003 and recorded 7/30/2003 in Instrument No. 20030730-0107999, and as corrected by Instrument of Correction dated 1/10/2005 and recorded 1/19/2005 in Instrument No. 20050119-0006566, Register's Office for Davidson County, Tennessee. The said Paul Trigg is now deceased and died on November 19, 2016 leaving Vicki Trigg as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 4612 Banff Park Ct., Antioch, TN 37013.

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 Grantor does covenant with said Grantees that Grantor is 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 I do further covenant

and bind myself, my 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 my/our hand(s) this 6th day of October, 2022.

Vicki Trigg

Vicki Trigg

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

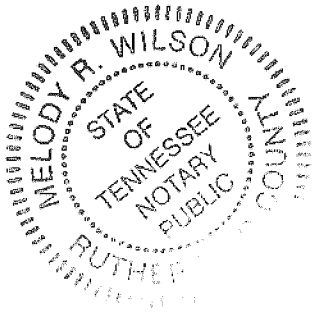
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vicki Trigg with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 6th day of October, 2022.

Notary Public

My Commission Expires: 1/19/2025

(SEAL)



True Copy Certification

I, Glen Taut, 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 the 6th day of October, 2022.

Glen Taut

Affiant Signature

10/6/22

Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 6 day of October, 2022.

Lynae Wilder

Notary's Signature

My Commission Expires: October 22, 2025

Notary' Seal (if on paper)

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY