Prepared By & Return To:
Tennessee Title Services LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ-22-4764

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of October, 2022

Notary Public

Commission Expires: 4/23/2025

Crystal Johnson
State of Tennessee Notary Public
Sumner County

Karen Johnson Davidson County
Batch# 936849 DEEDWARR
11/02/2022 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20221102-0118268

Address of New Owner	Send Tax Bills To:	Map & Parcel
Danielle Liermann 628 Flintlock Court Nashville, TN 37217	~~NEW OWNER~~ Eustis Mortgage Corp, dba Property Mortgage Advisors 798 S. Ramparts St. New Orleans, LA 70113	135-16-0B-113-00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Kathleen A. George, a single person

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Danielle Liermann, an unmarried woman

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. 113 on the Plan of Woodridge at Nashboro Village of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kathleen A. George a single person by Warranty deed from Belinda A. Lyle, unmarried of record in Instrument No. 20130523-0052258 Register's Office for Davidson County, Tennessee, dated May 22, 2013 and recorded on May 23, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 628 Flintlock Court, Nashville, TN 37217

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 so 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 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 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.

Dated this the 28th day of October, 2022.

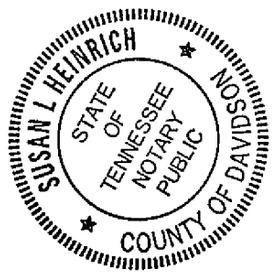
Kathleen A. George

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of October, 2022, before me personally appeared Kathleen A. George, 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 28th day of October, 2022.

Notary Signature
My commission expires: 7/6/24



Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 10/28/22 (date of document).

Affiant Signature

11/2/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 2 day of Nov., 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County