Karen Johnson Davidson County
Batch# 940714 DEEDWARR
11/14/2022 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $194.25
20221114-0121332

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $52,500.00

Affiant

Subscribed and sworn to before me, this 14th day of November, 2022.

Notary Public
My commission expires: 10/21/2024

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TN Real Estate Now, LLC	**New Owner**	**05201024000**
PO BOX 367	**PO BOX 367**	
Brentwood, TN 37024	**Brentwood, TN 37024**	

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 ACKNOWLEDGE, WE,

Michael W Lane, a single person

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

TN Real Estate Now, LLC

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 the North half of Lot No. 9 and the South half of Lot No. 10, Block A, on the Map of the Resubdivision of Power & Roth's Subdivision, of record in Book 843, Page 75, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 9 and Lot No. 10 front 50 feet on the Westerly side of Oakdell Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Michael W Lane, a single person, by Warranty Deed from Arnold H Bush and wife, Frances Renee Bush, dated July 22, 1991, of record in Book 8404, Page 579, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 744 Oakdell Ave, 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 GRANTEES, their heirs and assigns forever; and we do 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 in 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.

Michael W Lane Date: 11/10/22

Michael W Lane

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Michael W Lane, the within named Grantor(s), with whom I am personally acquainted (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, at office, this 10 day of November, 2022.

NOTARY PUBLIC

My Commission Expires: 11-7-24

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Katie Smith, 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 11/10/22.

Date

Affiant Signature

11/10/22

Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 10 day of November, 2022.

Notary's Signature
My Commission Expires: 11-7-24

Notary's Seal (if on paper)

