AFTER RECORDING RETURN TO:
Boston National Title
400 Rouser Road
Bldg 2 Suite 101
Coraopolis, PA 15108
File No. TN22107636

Karen Johnson Davidson County
Batch# 952608 DEEDWARR
12/16/2022 12:41:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20221216-0130352

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 155 15 0A 032.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 13 **day of** Dec, 2022 by and between **David S. Lance, a married man, joined by spouse, Gail Lance,** residing at 4608 Sandy Creek Road, Nashville, TN 37221, and **Thomas F. Lance, an unmarried man, as tenants in common, with right of surviorship,** residing at 4608 Sandy Creek Road, Nashville, TN 37221, hereinafter referred to as Grantor(s) and **David S. Lance and Gail Lance, husband and wife, as tenants by the entirety,** residing at 4608 Sandy Creek Road, Nashville, TN 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of One and 00/100 Dollars ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 4608 Sandy Creek Road, Nashville, TN 37221

Being the same property conveyed to from David S. Lance, a married man and Thomas F. Lance, an unmarried man, as tenants in common with right of survivorship from James B. Fey, Jr. and wife, Shannon L. Fey in a Warranty Deed dated 09/23/2019 and recorded 09/26/2019 under 20190926-0097849 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

Thomas F Lance

Thomas F. Lance

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Thomas F. Lance the within named Grantor, 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 and seal, at office in DAVIDSON, this 13 day of DEC, 2022.

Notary Public

My Commission expires: 3/7/23

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

David S. Lance

Gail Lance

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, David S. Lance and Gail Lance, the within named Grantor, 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 and seal, at office in Davidson, this 13 day of Dec, 2022.

Notary Public

My Commission expires: 3/1/23

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 50.00 RN, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: David Sims-Lance

STATE OF TN
COUNTY OF DAVIDSON

Sworn to before me this 13 day of DEC, 2022.

Notary Public
My Commission Expires: 3/7/23

Name and address for person(s) responsible for taxes:

David Lance and Gail Lance
4608 Sandy Creek Road, Nashville, TN 37221

Name and address of property owner:

David Lance and Gail Lance
4608 Sandy Creek Road, Nashville, TN 37221

EXHIBIT A
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Lot No. 32 on the Plan of Correction of Stonemeade, Section III of record in Plat Book 7900, Page 478, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more completed description of the property.

Tax ID: 155 15 0A 032.00

Property Commonly Known As: 4608 Sandy Creek Road, Nashville, TN 37221

True Copy Certification
State of Tennessee

I, Lynda Hull, JR, 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 12/13/2022

Affiant Signature

12/14/2022
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 14th day of December, 2022.

Notary's Signature

Commonwealth of Pennsylvania - Notary Seal
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11, 2026
Commission number 1413168
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-11-2026

(seal)

Commonwealth of Pennsylvania - Notary Seal
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11, 2026
Commission number 1413168
Member, Pennsylvania Association of Notaries