Karen Johnson Davidson County
Batch# 966061 DEEDWARR
01/31/2023 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,701.83
20230131-0007202

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19908-MF

STATE OF TENNESSEE
COUNTY OF Davidson

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $459,954.00.

Affiant

Subscribed and sworn to before me, this the 9th day of January, 2023.

Notary Public
My Commission Expires: 9-2-24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Taylor Donlan 2615 Lakeland Drive Nashville, TN 37214	Community Mortgage, LLC, DBA Community Advisors 19045 East Valley View Parkway F Independence, MO 64055	095 12 0 139.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Marcella S. Lance and Randall E. Lance, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Taylor Donlan, a single man**, hereinafter called the Grantee, his/her 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 Lot No. 6 on the Plan of Martinwood Heights, of record Book 2133, Page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 91.4 feet on the Southerly margin of Lakeland Drive and runs back on the Easterly line 189.9 feet on the Westerly line 197.1 feet to a broken line on which it measures 88.8 feet.

Being the same property conveyed to Randall E. Lance and Wife, Marcella S. Lance, as tenants by the entirety by Quitclaim Deed from Randall E. Lance, of recoded in Instrument No. 20150401-0028294 in the Register's Office of Davidson County, Tennessee, dated April 01, 2015 and recorded on April 01, 2015.

Being the same property conveyed to David J. Waynick, Trustee, by Quitclaim Deed from Ruth Lance, a widow, and Randall E. Lance, married, as joint tenants with right of survivorship, of record in Instrument No. 20010521-0052304 in the Register's Office of Davidson County, Tennessee, dated May 18, 2001 and recorded on May 21, 2001. The said Ruth Lance being deceased as of November 27, 2012.

Being the same property conveyed to Ruth Lance, a widow, and Randall E. Lance, married, as joint tenants with right of survivorship by Quitclaim Deed from David J. Waynick, Trustee, of record in Instrument No. 20010521-0052304 in the Register's Office of Davidson County, Tennessee, dated May 18, 2001 and recorded on May 21, 2001. The said Ruth Lance being deceased as of November 27, 2012.

Being the same property conveyed to John E. Lance and wife, Ruth Lance by Warranty Deed from Robert A. Chadwell and wife, Margaret B. Chadwell, of record in Book 3132, Page 517 in the Register's Office of Davidson County, Tennessee, dated September 27, 1960 and recorded on September 28, 1960. The said John Edward Lance being deceased as of July 01, 1989.

This is improved or property located at: **2615 Lakeland Drive, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of January, 2023.

GRANTOR:

Marcella S. Lance

Randall E. Lance

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marcella S. Lance and Randall E. Lance, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of January, 2023.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

202301310007202

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 January 31, 2023 (date of document).

Affiant Signature

January 31, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 31st day of January, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023