Karen Johnson Davidson County
Batch# 994642 DEEDWARR
04/20/2023 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $936.10
20230420-0029289

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $253,000.00

Affiant

Subscribed and sworn to before me, this 20 day of April 2023.

Notary Public
My commission expires: _____

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

Address of New Owner:	Send Tax Bills to:	Tax Information
James E. Theiler 811 Longhunter Court Antioch, TN 37217	**NEW OWNER**	135-08-0A-811.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Samantha Lunsford, a married woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **James E. Theiler, unmarried,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 811, Nashboro Village Nineteen Condominium, a Horizontal Property Regime, as shown on the plat of record in Plat Book 5200, page 80, as further established by the Mater Deed of record in Book 5333, page 957, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Samantha Lunsford by Warranty Deed from Eric E. Cozby, a single man, dated April 18, 2017 of record as Instrument No. 20170420-0038647, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statue therein.

This property is improved property known as 811 Longhunter Court, Antioch, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 20th day of April, 2023.

Samantha Lunsford by Phillip Lunsford
Her attorney-in-fact

by AIF

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Phillip Lunsford**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Samantha Lunsford**, and who acknowledged that he executed the same as the free act and deed of **Samantha Lunsford**.

Witness my hand and official seal at Franklin, Tennessee, this the 20th day of April, 2023.

Notary Public

My Commission expires: 6.17.2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2023047696

Certificate of Authenticity

I, Nick Harris, 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 **April 20, 2023**.

Affiant Signature

4/20/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **20th** day of **April**, 20**23**.

Notary's Signature

My Commission Expires: _____
Date

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026