Karen Johnson Davidson County
Batch# 1017872 DEEDWARR
06/22/2023 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230622-0047598

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **KATELYN MICHELE LAMBRECHT, A MARRIED WOMAN**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMMA KIRKWOOD, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING UNIT 133, TOGETHER WITH COMMON AREAS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DRY CREEK COMMONS OF RECORD AS INSTRUMENT NO 20200529-0055770, AS AMENDED IN INSTRUMENT NO 20200612-0060166, INSTRUMENT NO 20220222-0019942, INSTRUMENT NO 20220222-0019943, AND ANY AMENDMENTS THERETO, AND BEING SHOWN ON PLAT ATTACHED THERETO AS EXHIBIT "B", AND SAID PLAT BEING RE-RECORDED IN INSTRUMENT NO 20200612-0060166, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED UNTO KATELYN MICHELE LAMBRECHT, AN UNMARRIED WOMAN, BY SPECIAL WARRANTY DEED FROM VASTLAND NORTHCREST DEVELOPMENT, LLC, DATED NOVEMBER 8, 2021, OF RECORD IN INSTRUMENT NO 20211110-0150080, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

NATHAN NEAL, SPOUSE OF THE GRANTOR HEREIN JOINS IN THE EXECUTION OF THIS INSTRUMENT TO CONVEY ANY INTEREST HE MAY HAVE, MARITAL OR OTHERWISE IN THE SUBJECT PROPERTY.

This is improved property known as 115 DRY CREEK COMMONS DR, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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

Witness our hands this 17th day of May, 2023.

KATELYN MICHELE LAMBRECHT

NATHAN NEAL

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, KATELYN MICHELE LAMBRECHT and NATHAN NEAL, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Hendersonv. TN (City),Tennessee, on this the 17th day of May, 2023.

Notary Public
My Commission Expires: 7-2-24

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$315,000.00**.

Affiant

Subscribed and sworn to before me, this the 17th day of May, 2023.

NOTARY PUBLIC
My commission expires 5/9/2026

EMILY ELROD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s) as follows:
115 Dry Creek Commons Drive,
Goodlettsville, TN 37072

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 033 04 0D 133.00

Tennessee Certification of Electronic Document

I, Aubrey Seavers, 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 5/17/2023 (date of document).

Affiant Signature

6/22/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22nd day of June, 2023.

Notary's Signature

My Commission Expires: 5/9/2026

NOTARY'S SEAL

EMILY ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY