WARRANTY DEED

Karen Johnson Davidson County
Batch# 1032753 DEEDWARR
07/31/2023 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20230731-0058963

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #23-TC-1145-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nathan Ring	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	**061-15-0-086.00**
5208 Illinois Avenue	**1036 Stearman Drive, Suite 6**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLAYTON S. LANDISS AND KRISTIN M. LANDISS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATHAN RING, A SINGLE PERSON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 21 on the Plan of Block "C" of Re-Subdivision of Sunnymeade, Unit No. 1, Subdivision of Sunnymeade, Unit No. 2 of record in Plat Book 974, Page (s) 56 and 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clayton S. Landiss and Kristin M. Landiss, husband and wife by Warranty deed from Russell R. Johnston, married of record in Instrument No. 20141007-0093074 Register's Office for Davidson County, Tennessee, dated October 07, 2014 and recorded on October 07, 2014.

This conveyance is subject to:
* Taxes for the year 2023, a lien not yet due and payable.
* Subject to all matters shown on the Plan of record in Plat Book 974, Page (s) 56 and 57, Register's Office for Davidson County, Tennessee.
* Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4766, Page 441, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1145 Ardee Avenue, Nashville, TN 37216**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 31st 28th day of July, 2023.

Clayton S. Landiss

Kristin M. Landiss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st 28th day of July, 2023, before me personally appeared Clayton S. Landiss, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st 28th day of July, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st 28th day of July, 2023, before me personally appeared Kristin M. Landiss, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st 28th day of July, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Tonya Cherry,** 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 this the 28 day of July, 2023.

Affiant Signature
Date 7-28-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of July, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024