WARRANTY DEED

Karen Johnson Davidson County
Batch# 1060064 DEEDWARR
10/12/2023 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20231012-0080092

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of October, 2023

Notary Public

MY COMMISSION EXPIRES: 2.19.23

(AFFIX SEAL)

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 2-19-2023

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ian Preston Erin Bailey Preston	Legacy Home Loans, LLC dba Steadfast Mortage	08604002900
(NAME)	(NAME)	
1621 Rachels Retreat Circle	1036 Stearman Drive Ste 6	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	White House TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jimeya L. Nash, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ian Preston and Erin Bailey Preston, husband and wife,** hereinafter called the GRANTEES, their 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. 189 on the Plan of Rachel's Retreat, Phase 1, as of record in Book 5200, Page 516, Register's Office for Davidson County, Tennessee. said Lot No. 189 fronts 106.04 feet on the Northerly margin of Rachel's Retreat Circle and extends back 91.64 feet on the Northeasterly line and 121.28 feet on the Southwesterly line to a dead line in the rear measuring 81.10 feet thereon.

Being the same property conveyed to Jimeya L. Nash, unmarried, by deed of record in Instrument NO. 20200102-0000142, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1621 Rachels Retreat Circle, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 11th day of October, 2023.

* Jimeya L. Nash
Jimeya L. Nash

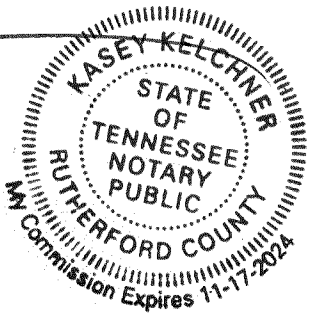
State of Tennessee
County of Davidson

Personally appeared before me Jimeya L. Nash, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of October, 2023.

Notary Public
My Commission Expires: _____

File No.: 16971



True Copy Certification

I, **Pam Autry,** 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 11th day of October, 2023.

Affiant Signature

Date 10/11/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11 day of October, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027