THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 23-4385
Parcel ID: 098-01-0-094.00

Property Address:
5120 Lana Renee Court, Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 1069852 DEEDWARR
11/08/2023 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,594.70
20231108-0087489

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
MATT J WALLACK +
LORI L. WALLACK
5120 Lana Renee Ct. Hermitage, TN 37076

Address of New Owner:
5120 LANA RENEE CT.
HERMITAGE, TN
37076

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **CEPHAS D. SMALLWOOD and KAREN R. SMALLWOOD, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **MATT J. WALLACK and LORI L. WALLACK, husband and wife**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson,** State of Tennessee, to-wit:

BEING Lot No. 63 on the Plan of Roxborough Subdivision, as of record in Plan Book 5200, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CEPHAS D. SMALLWOOD and KAREN R. SMALLWOOD, husband and wife by Deed dated February 27, 1997 from WILLIAM H. JOHNSON and JON B. HASENFUSS, both unmarried, recorded March 4, 1997, in Book 10367, Page 468, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 5120 Lana Renee Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

2. All matters on the Plan of record in Plat Book 5200, page 63, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 5302, page 669, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this _____ day of November, 2023.

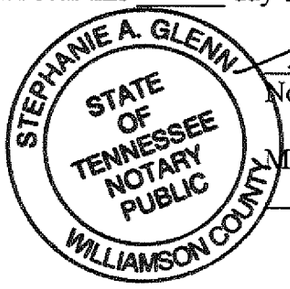
CEPHAS D. SMALLWOOD

KAREN R. SMALLWOOD

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 CEPHAS D. SMALLWOOD and KAREN R. SMALLWOOD, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 7 day of November, 2023.



Notary Public

My Commission Expires: 2-1-27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $431,000.00.

Affiant

SWORN TO and subscribed before me on this 7th day of November, 2023.

Notary Public



My Commission Expires: 4/26/25

Certificate of Authenticity

I, Tonya Loftin, 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 11/7/2023.

Date

Tonya Loftin
Affiant Signature

November 8, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 8th day of November, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)