Karen Johnson Davidson County
Batch# 1098631 DEEDWARR
02/06/2024 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $5,365.00
20240206-0008473

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,450,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th day of February, 2024.

(Affix Seal) Notary Public

My Commission Expires: 5.7.2024

2024-01-1440

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Stephen Lange and Amanda Lange 1033 Granbery Park Dr Brentwood, TN 37027	OWNER	Map/Parcel 160-12-0A-008.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John Ryan Unger and Elizabeth Brandon Unger, husband and wife**, hereinafter called the GRANTORS, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen Lange and Amanda Lange, husband and wife**, hereinafter called the GRANTEES, their heirs 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. 8 on the Final Plat of Granbery, of record in Instrument Number 20180531-0051923, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to John Ryan Unger and Elizabeth Brandon Unger, husband and wife by Special Warranty Deed from Turnberry Homes, L.L.C., a Tennessee Limited Liability Company of record in Instrument Number 20190523-0049107, in the Register's Office for Davidson County, Tennessee, dated May 23, 2019 and recorded on May 23, 2019.

This conveyance is subject to the following: Davidson County property taxes for the year 2024 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1033 Granbery Park Dr, Brentwood, TN 37027.

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind themselves, their heirs and assigns, 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.

Effective the 6th day February, 2024.

John Ryan Unger

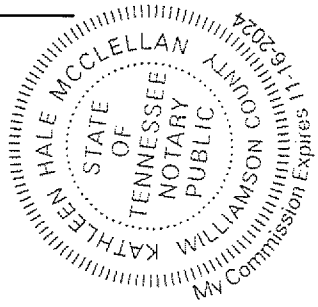
Elizabeth Brandon Unger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6 day of February, 2024, before me personally appeared John Ryan Unger and Elizabeth Brandon Unger, 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 6 day of February, 2024.

Notary Signature
My commission expires:



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 2-6-2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 2-6-2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th **day of** February, 2024.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

