This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 1107596 DEEDWARR
03/05/2024 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240305-0015379

ADDRESS NEW OWNER:
Daniel Lamaestra
5915 Colchester Drive
Hermitage, TN 37076

SEND TAX BILL TO:
New Owner

MAP/PARCEL 087-05-0A- 020.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sydnie Morain and Craig Morain, wife and husband, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Daniel Lamaestra, a single person, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Farmingham Woods, Final Plat, Phase 1, of record in Plat Book 7900, page 228, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Sydnie Craft, a single woman by Warranty Deed from David Malone and Laurie Malone, husband and wife of record in Instrument No. 20110929-0075579 Register's Office for Davidson County, Tennessee, dated September 23, 20011 and recorded on September 29, 20011.

Being the same property conveyed to Craig Jacob Morain, married by Quitclaim Deed from Sydnie Craft N.K.A Sydnie Morain, married of record in Instrument No. 20180706-0065547 Register's Office for Davidson County, Tennessee, dated June 27, 2018 and recorded on July 06, 2018.

Being the same property conveyed to Sydnie Morain, married by quitclaim deed from Craig Jacob Morain, married of record as Instrument Number 20231129-0092124, Register's Office for Davidson County, Tennessee, dated November 22, 2023 and recorded on November 29, 2023.

This is improved property known as: **5915 Colchester Drive, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that

the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 1st day of March, 2024.

WITNESS MY HAND on this the 1st day of March, 2024.

Sydnie Morain

Craig Morain

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Sydnie Morain and Craig Morain,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 1st day of March, 2024.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3-2-25

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson MB

The actual value or consideration, whichever is greater, for this transfer is $399,999.00.

AFFIANT

Subscribed and sworn to before me this the 1st day of March, 2024.

NOTARY PUBLIC

My Commission Expires: October 25, 2026

File No: 240016

MARISA BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 3/1/24.

Affiant Signature – Joshua A. Terry

3/4/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/4/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27