| THIS INSTRUMENT WAS PREPARED BY | |
|---|---|
| Bankers Title & Escrow-Clarksville, LLC<br>116 Merchants Blvd.<br>Clarksville, TN 37040<br>2024020046-CL | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,900.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2024.<br>Notary Public<br>MY COMMISSION EXPIRES: 9-18-2024<br>(AFFIX SEAL) |

SANDRA L. IDZI
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Zakkiyya Y. Lewis | VanDyk Mortgage Corporation | |
| 1715 Lantana Drive | 2449 Camelot Ct. SE | 050-03-0-093.00 |
| Spring Hill, TN 37174 | Grand Rapids, MI 49546 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Laurine Liberty, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zakkiyya Y. Lewis, married woman**

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 112, Bellshire Terrace, Section Two, as shown on plat of record in Plat Book 6250, Page (s) 673 and 674, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Laurine Liberty, unmarried by Warranty Deed from Wayne A. Morrow and Carolyn D. Morrow, married of record in Instrument No. 20091210-0112895 Register's Office for Davidson County, Tennessee, dated December 03, 2009 and recorded on December 10, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1456 Tempany Ct., Nashville, TN 37207**

Karen Johnson Davidson County
Batch# 1107743 DEEDWARR
03/06/2024 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $665.63
20240306-0015582

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 our hands this the 28th day of February, 2024.

Laurine Liberty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laurine Liberty with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal at office this 28th day of February, 2024.

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

NOTARY PUBLIC

My Commission Expires: 9-2-2024

## True Copy of Certification

I, Paula M. Van Cuyk, 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 is a true and correct copy of the original document executed and authenticated according to law on the 28th day of February, 2024.

Paula M. Van Cuyk

Date: 03-06-2024

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Sworn and subscribed before me on this the 6th day of March, 2024.

Notary Public

My Commission Expires: 09-18-2024

SEAL

