Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Affiant

File Number: TN-24-1817

Karen Johnson Davidson County
Batch# 1116671 DEEDWARR
04/01/2024 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20240401-0021983

Subscribed and sworn to before me, this 28 day of March, 2024.

Notary Public
My Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Melissa Looby	New Owner	183-05-0A-126-00
633 Waywood Circle		
Nashville, TN 37013		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Fawn Barbara Marks, unmarried, and Pablo Gomez, unmarried**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Melissa Looby and Lance Adams, a wife and husband** , hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, TN, being Lot No. 388 on the Plan of October Woods, Revision One, Phase Two, Section Four, of record in Plat Book 7900, Page 909 and amended in Book 8700, pages 437 & 438, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fawn Barbara Marks, unmarried and Pablo Gomez, unmarried, as tenants in common, by Warranty Deed from William Patrick Williams and Donna Lynn Williams, husband and wife, dated June 24th, 2020, and recorded on June 29th, 2020, of record in Instrument 20200629-0070015, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 633 Waywood Circle, Nashville, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 20 day of March, 2024.

Fawn Barbara Marks

Pablo Gomez

State of Nevada
County of Washoe

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Fawn Barbara Marks and Pablo Gomez with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s(he) executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Reno Nevada this 20th day of March, 2024.

Notary Public at Large
My Commission Expires: 06/10/24

STEPHEN R. SCHULTZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 06-10-24
Certificate No: 12-7581-2

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 3/20/2024.

Affiant Signature – Joshua A. Terry

3/26/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/26/2024.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON