Karen Johnson Davidson County
Batch# 1130175 DEEDWARR
05/02/2024 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20240502-0032346

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 2 DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/9/24

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: Sarah Wade	SEND TAX BILLS TO: FirstTrust Home Loans	MAP0PARCEL NO.(S) 096-16-0A-107-00
(NAME) 513 Lakebrink Court	(NAME) 906 South Rock Street	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Sheridan, AR 72150	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Jeffrey T Springer, a single man, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Sarah Wade, an unmarried person , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Larchwood, Phase One-G, Section Four, Planned Unit Development, Private Element Condominiums of record in Plat Book 11190, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey T. Springer, a single man by Warranty Deed from Merrill Lackey, unmarried of record in Instrument No. 20131018-0108987 Register's Office for Davidson County, Tennessee, dated October 15, 2013 and recorded on October 18, 2013.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☐ property, known as 513 Lakebrink Court, Nashville, TN 37214

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1 day of May 2024.

Jeffrey T Springer

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1 day of May, 2024, before me personally appeared Jeffrey T Springer, 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 1 day of May, 2024

Notary Signature
My commission expires: 5/18/25

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **May 1, 2024**.

Affiant Signature

05/02/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **May 2, 2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

