Karen Johnson Davidson County
Batch# 1166187 DEEDWARR
08/05/2024 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20240805-0059079

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

William S. Corley
STATE OF TENNESSEE NOTARY PUBLIC
Williamson COUNTY

STATE OF Tennessee)
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is: $495,000.00

Affiant

Subscribed and sworn to before me, this 31 day of July, 2024.

Notary Public
My Commission Expires: 7/19/25

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Debi Cost and David Efries 5921 Kinsdale Drive Nashville, TN 37211	New Owner	Tax Parcel ID No. 172 08 0 008.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACLYN LORRAINE AND GERAN LORRAINE, WIFE AND HUSBAND,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DAVID EFRIES AND DEBI COST, HUSBAND AND WIFE** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Forest Acres Estates, Section One of record in Plat Book 3700, Page 2, 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 Jaclyn Lorraine and Geran Lorraine, wife and husband by Deed dated August 12, 2020 from Benjamin David Reynolds and Robin Reynolds, husband and wife, recorded August 17, 2020, in Instrument Number 202008170091938, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **5921 Kinsdale Drive, Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30 day of July, 2024.

JACLYN LORRAINE

GERAN LORRAINE

STATE OF IL)
)
COUNTY OF Cook)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JACLYN LORRAINE AND GERAN LORRAINE**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30 day of July 2024.

Notary Public
My Commission Expires: 10/7/2025

OFFICIAL SEAL
CARRIE MCGEE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/7/2025

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 July 30, 2024.

Affiant
Date: August 2, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 2 day of August 2024

Notary Public

My Commission Expires: 7.19.25

William S. Corley
STATE OF TENNESSEE NOTARY PUBLIC
Williamson COUNTY