Karen Johnson Davidson County
Batch# 1178491 DEEDWARR
09/06/2024 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20240906-0068815

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 205
Brentwood, TN 37027
RT-24-3466

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of September, 2024

Notary Public

Commission Expires: _____

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alexus Daniels and Sean Coley 2629 Mountain Laurel Drive Antioch, TN 37013	New Owner	149-06-0-182.00

WARRANTY DEED

FOR AND IN 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, I/WE,
Jon Benjamin Lancaster, an unmarried man, and Jessica D. Silva, an unmarried woman, as tenants in common with right of survivorship
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Alexus Daniels, a single woman, and Sean Coley, a single man with rights of survivorship
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 No. 5 on the Plan of Oakwood Subdivision, Phase Six, Section Three of record in Plat Book 7900, Page 627, 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 Jon Benjamin Lancaster, and unmarried man, and Jessica D. Silva, and unmarried woman, as tenants in common with rights of survivorship by Warranty Deed from Harold L. Sawyer and Angela L. Sawyer, husband and wife of record in Instrument No. 20200901-0099105, Register's Office for Davidson County, Tennessee, dated August 31, 2020 and recorded on September 01, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2629 Mountain Laurel Drive, Antioch, 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 and assigns forever; and we so 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.

Dated this the 5th day of September, 2024.

Jon Benjamin Lancaster

Jessica D. Silva

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of September, 2024, before me personally appeared Jon Benjamin Lancaster, 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 5th day of September, 2024.

Notary Signature
My commission expires: 2/17/27

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of September, 2024, before me personally appeared Jessica D Silva, 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 4th day of September, 2024.

Notary Signature
My commission expires: 2/17/27

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, Addl Dilworth, 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 **September 5, 2024**.

Affiant Signature Date: **09/05/2024**

State of TENNESSEE
County of **WILLIAMSON**

Sworn to and subscribed before me this **5** day of **September**, 20**24**.

Notary's Signature

My Commission Expires: 5-9-2026
Date

Notary's Seal (of on paper)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026