THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1179064 DEEDWARR
09/09/2024 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20240909-0068975

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Jon Benjamin Lancaster 507 N Club Court Hermitage, TN 37076	~~NEW OWNER~~ Cross Country Mortgage 2600 Superior Ave. Cleveland, OH 44114	064-11-0A-036-00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Phillip Carter and Pamela Carter, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Jon Benjamin Lancaster, a single man**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 507 North Club Court, Hermitage, TN 37076 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land situated in Davidson County, Tennessee. Being Lot No 36 on the Plan of Caleb Chase, a Planned Unit Development, of Record in Plat Book 6250, Pages 821 and 822, in the Register's Office for Davidson County, County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property as conveyed to Phillip Carter and Pamela Carter, Husband and Wife, by Warranty deed from Breckenridge Property Fund 2016, LLC, a Delaware limited liability company, dated January 5, 2024 and recorded on January 23, 2024 in Instrument # 20240123-0003823, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 5th day of September, 2024.

Phillip Carter

Pamela Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of September, 2024, before me personally appeared Phillip Carter and Pamela Carter, 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: March 1, 2025

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Williamson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 5th day of September, 2024

Notary Public
My commission expires: 2/17/27

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 9-5-2024.

Affiant Signature – Joshua A. Terry

9-6-2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9-6-2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27