Karen Johnson Davidson County
Batch# 276031 DEEDWARR
08/23/2019 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $987.90
20190823-0085072

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2019060014

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $267,000.00

Sworn to and subscribed before me this 22nd day of August, 2019.

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Affiant

Notary Public 10/31/2020

RETURN TO:
Stewart [illegible] Company
121 Fi[illegible]outh, **Suite 200**
Frankl[illegible]7064
File # 455015

Address of New Owner:
Claire Goodson
1346 Sula Drive
Hermitage, TN 37076

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
086-120B-012.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Tanner Christian Brown and Alexandria Reitmaier Brown, husband and wife** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Claire Elizabeth Goodson, and unmarried woman** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 12 as shown in Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Tulip Grove, a Horizontal Property Regime with Private Elements of record in Instrument Number 20161123-0123638, as amended in Instrument No. 20161123-0124072 and Instrument No. 20161130-0125792, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit.

Being the same property conveyed to Tanner Christian Brown, an unmarried person and Alexandria Reitmaier, an unmarried person by Warranty deed from Southeastern Development Enterprise LLC, a Tennessee limited liability company of record in Instrument No. 20180129-0009024 Register's Office for Davidson County, Tennessee, dated January 24, 2018 and recorded on January 24, 2018. Tanner Christian Brown and Alexandria Reitmaier having since married, Alexandria Reitmaier is now known as Alexandria Reitmaier Brown.

This is improved property known as **1346 Sula Drive, Hermitage, TN 37076.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 22nd day of August, 2019.

Tanner Christian Brown

Alexandria Reitmaier Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Tanner Christian Brown and Alexandria Reitmaier Brown, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 2019.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

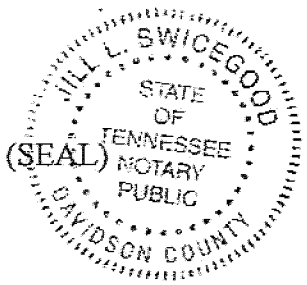
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900