Karen Johnson Davidson County
Batch# 288141 DEEDWARR
09/19/2019 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20190919-0095147

WARRANTY DEED

MAXINE J. RUCKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$295,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 day of September, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Earnest Fields	Quicken Loans Inc	097 02 0A 061.00
(NAME)	(NAME)	
1336 Riverbrook Dr	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Detroit MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sherri Anderson, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Earnest Fields**,* 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:

*-a Single man

Land in Davison County, Tennessee, being Lot No. 61, on the Plan of Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, a Planned Unit Development, of record in Instrument No. 20080723-0075577 and Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sherri Anderson, a single woman by Warranty Deed from Tex Stohl, unmarried dated July 15, 2014 and recorded July 17, 2014 as Instrument No. 20140717-0063146, in said Register's Office for Davidson County, Tennessee.

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 1336 Riverbrook Dr, Hermitage, TN 37076

File Number: MTJ-1903685SSO

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 do 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.

Witness our hands this 17 day of July, 2019

Sherri Anderson

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Sherri Anderson, a single woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of July, 2019.

Notary Public

My Commission Expires: 12-28-2019

(SEAL)

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

File Number: MTJ-1903685SSO

Certificate of Authenticity

I, Jennifer Chandler- Cole 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.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020