WARRANTY DEED

Karen Johnson Davidson County
Batch# 300981 DEEDWARR
10/15/2019 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $543.90
20191015-0105612

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/22/20

(AFFIX SEAL)

KIMIE ... NOTARY PUBLIC TENNESSEE My Comm Exp FEBRUARY 22, 2020 COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Terry Lynn Kling	Southern Bank of Tennessee	
(NAME)	(NAME)	
721 Rachels Trail	675 N Mt. Juliet Rd	07507020700
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Tommy Parris, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Terry Lynn Kling, an unmarried woman**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 32-A of the Zone Lot Division of Lots 23 thru 27, 29 thru 43,45, 46 and 48 Rachel's Square aka Colony Downs, Section 2, as shown by plat of record in Plat Book 6250, Page 540, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Tommy Parris and Mildred A. Parris, husband and wife by Warranty Deed from John Champlin and Leann Champlin, husband and wife dated 03/13/2017 and recorded 03/23/2017, of record in Instrument 201703230028544, Register's Office for Davidson County, Tennessee.

The said Mildred A. Parris died on June 29, 2019 leaving the said Tommy Parris the sole surviving tenant by the entirety.

All matters shown on the plat of record in Plat Book 5200, Page 623, in the Register's Office for Davidson County, Tennessee. All matters shown on the plat of record in Plat Book 6250, Page 540, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 6455, Page 135, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 6619, Page 777, and amended recorded in Book 8030, Page 757, in the Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Book 8670, Page 319, in the Register's Office for Davidson County, Tennessee. Rights of others under the terms and conditions contained in the Charter of record in Book 6683, Page 576, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 721 Rachels Trail, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 10th day of October, 2019.

Tommy Parris

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tommy Parris, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of October, 2019.

KIMIE PERRY
TENNESSEE NOTARY PUBLIC
My Commission Exp. FEBRUARY 22, 2020
COUNTY OF WILSON

Notary Public:
My Commission Expires: 2/22/2020

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

201910150105612

TRUE COPY CERTIFICATON

I, Jill Simmons, 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 WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained

Notary Public

My Commission Expires: 9-16-2020

LISSA CROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY