Karen Johnson Davidson County
Batch# 319020 DEEDWARR
11/25/2019 01:13:30 PM 2 pgs
Fees: $13.00 Taxes: $952.75
20191125-0121585

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jonathan DiOrio
Evelyn Windham DiOrio
513 Des Moines Drive
Hermitage, TN 37076

SEND TAX BILL TO:
F & M Mortgage
50 Franklin St.
Clarksville TN 37040

MAP/PARCEL 075-03-0-009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Phyllis Paige Mullins, married, hereafter called the GRANTOR**, have bargained and sold, and by these presents, do transfer and convey unto **Jonathan DiOrio and Evelyn Windham DiOrio, husband and wife, hereafter called the GRANTEES**, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Tulip Grove, Section I of record in Plat Book 3700, Page 106, 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 Phyllis Paige Mullins by Quitclaim deed from Phyllis Paige Mullis, Executrix for the Estate of Ruby May Creekmore of record in Instrument No. 20190920-0095651 Register's Office for Davidson County, Tennessee, dated September 17, 2019 and recorded on September 20, 2019.

This property is not the principal residence of Grantor, therefore their spouse does not have to join in conveyance.

This is improved property known as: **513 Des Moines Drive, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind themselves, their 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.

Possession to be given 21st day of November, 2019.

WITNESS MY HAND on this the 20th day of November, 2019

Phyllis Paige Mullins

Phyllis Paige Mullins

STATE OF GEORGIA
COUNTY OF Chatham

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Phyllis Paige Mullins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 20th day of November, 2019.

Angela Watson
NOTARY PUBLIC

ANGELA WATSON NOTARY PUBLIC BRYAN COUNTY, GEORGIA

My Commission Expires: a.w. 4/21/23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $257,500.00.

AFFIANT

Subscribed and sworn to before me this the 21st day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 6/26/22

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or 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.

File No: 19058

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7/22/2022