Karen Johnson Davidson County
Batch# 325570 DEEDWARR
12/05/2019 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $625.30
20191205-0125651

Name and Address of New Owner:
Emma Stipe
689 Mercer Dr
Hermitage, TN 37076
Send Tax Bills To:
Emma Stipe
689 Mercer Dr
Hermitage, TN 37076
This Instrument Prepared By:
Regina Sullo
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

RETURN TO:
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 566822

Map & Parcel No: 075-11-0-12500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Julie Gardner, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Emma Rose Stipe, an unmarried woman** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as followed, to-wit:

Land in Davidson County, Tennessee, being Lot No. 77A on the plan of Zone Lot Division of Lots Nos. 1, 2, 3, and 74 through 82 of the Meadows of Tulip Grove, Section One, of record in Book 6250, Page 304, amending the Plan of record in Book 5200, Page 612, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Julie Gardner, an unmarried woman by Warranty Deed from Michael Thomas, an unmarried man, recorded on June 04, 2015, and of record in Instrument No. 20150604-0052237, Register's Office for Davidson County, Tennessee.

This is improved property known as 689 Mercer Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of November, 2019.

(SEAL)
Julie Gardner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of November, 2019, before me personally appeared Julie Gardner, 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 15th day of November, 2019.

DELANA LOWHORN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Notary Signature
My commission expires: 3-8-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $169,000.00, 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
15th day of November, 2019.

REGINA V SULLO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Notary Public
My commission expires: 11-8-22
File No. 2019-726

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.

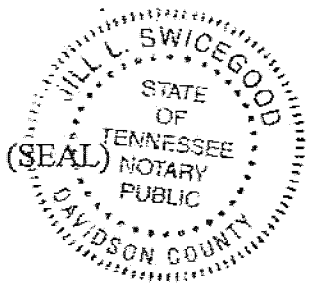
Attorney or Custodian

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