WARRANTY DEED

DAVIS-H19088

STATE OF Tennessee (dd)

COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF December, 2019.

Notary Public

(Affix Seal)

My Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-20

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-EXIT-19 655

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tammie Renee Davis, married and Justin Cole Davis, unmarried, as tenants in common with right of survivorship	NEW ~~OWNERS~~ OWNER	042.07-0-114.00
655 Heritage Drive		
Madison, TN 37115		

Karen Johnson Davidson County
Batch# 330634 DEEDWARR
12/16/2019 04:12:26 PM 2 pgs
Fees: $13.00 Taxes: $984.20
20191216-0129743

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 consideration, the receipt of which is hereby acknowledged, I/we, WILLIAM STANLEY EATHERLY AND WIFE SHERRY L. EATHERLY AND NORMA JEAN EATHERLY DAVIS, UNMARRIED hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto TAMMIE RENEE DAVIS , MARRIED AND JUSTIN COLE DAVIS, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 of Heritage Village, Section 2, of record in Book 4460, Page 160, Register's Office for said County.

Said Lot fronts 118.32 feet on the west side of Heritage Drive and runs back 215.42 feet on the south line and 159.48 feet on the north line to a line in the rear which measures a total of 155.98 feet.

Being the same property conveyed to William Stanley Eatherly and wife, Sherry L. Eatherly and Norma Jean Eatherly Davis, as tenants in common with right of survivorship by deed from Norma Jean Eatherly Davis and husband, B.E. Davis (via William D. Castleman, Trustee) of record in Book 8627, page 457, recorded 5/18/1992, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 655 Heritage Drive, Madison, Tennessee 37115 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 my/our hand(s) this 10th day of December, 2019 :

William Stanley Eatherly

Sherry L. Eatherly

Norma Jean Eatherly

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named WILLIAM STANLEY EATHERLY AND SHERRY L. EATHERLY AND NORMA JEAN EATHERLY DAVIS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 10th day of December, 2019.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023