Karen Johnson Davidson County
Batch# 352628 DEEDWARR
02/03/2020 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20200203-0012327

STATE OF TENNESSEE
COUNTY OF DAVIDSON

135224

The actual consideration or value, whichever is greater, is **$235,000.00** (Two Hundred Thirty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 31st day of January, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

**THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:**

**GRISSIM TITLE & ESCROW, LLC.**
1222 17th Avenue South, Nashville, TN. 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Margie Merritt Tidwell<br>9127 Sawyer Brown Road<br>Nashville, TN 37221 | F & M Bank<br>10 Cadillac Drive, Suite 100<br>Brentwood, TN 37027 | 142090H09500CO |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HOLLY CUMMINGS N/K/A HOLLY FOX, A MARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MARJORIE MERRITT TIDWELL, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

**Unit No. 9127, together with the Carport designated No. 9127-C, in the River Plantation, Section IX, Phase II-B, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II-B, Condominium Apartments, recorded in Book 7900, Page 365, Register's Office for Davidson County, Tennessee, and the appurtenant interest in the common elements of River Plantation (Section IX, Phase II-B, a horizontal property regime established by and described in a Master Deed recorded in Book 8061, Page 341, and further described in annexation documents of record in Book 8494, Page 628; Book 8591, Page 251; Book 8666, Page 319; and Book 8844, Page 642, Register's Office for Davidson County, Tennessee, to which reference is hereby made.**

**Being the same property conveyed to Holly Cummings, single, by deed from Marilou Harrison and Patrick W. Harrison in Instrument #20150608-0053298, dated May 28, 2015 and recorded June 8, 2015, Register's Office for Davidson County, Tennessee. The said Holly Cummings having since married now known as Holly Fox.**

**Being also known as 9127 Sawyer Brown Road, Nashville, Tennessee.**

**Terry Fox, spouse of Holly Fox, joins in this conveyance to relinquish any and all rights, especially marital rights, which he may have in said property, by virtue of the marriage.**

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

| This is: | ( X ) IMPROVED<br>( ) UNIMPROVED | Property known as:<br>**9127 SAWYER BROWN ROAD**<br>**NASHVILLE, TN 37221** |
|---|---|---|

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), their heirs and 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), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2019125457

**WITNESS,** this 31st day of January, 2020

Holly Fox

Terry Fox

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 31st day of January, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Holly Cummings n/k/a Holly Fox and Terry Fox** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 31st day of January, 2020.

Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2019125457

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

