Karen Johnson Davidson County
Batch# 357668 DEEDWARR
02/13/2020 08:48:33 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20200213-0016475

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this day of , A.D., 20 , by and between

Barbara Jenkins An unmarried person

First Parties, and

David E. Bilbrey, an unmarried man

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

LAND in Davidson County, Tennessee, being Lot No. 29 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577 and a Surveyor's Certificate of Correction of record in Instrument No. 20081105-00110185, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

The aforesaid Plat of Record in Instrument No. 20080723-0075577 voided, vacated and suspended the entire Plat entitles "Village of Riverwood, Phase One, Section one", of record in Instrument No. 20080610-0059689 in said Register's Office.

Being the same property conveyed to Barbara Jenkins, an unmarried woman by Deed dated April 4, 2011 from Beazer Homes Corp., a Tennessee Corporation, recorded April 7, 2011, in Instrument Number 20110407-0026951, in the Official Records of Davidson County, Tennessee

OWNER:
David E. Bilbrey
1125 Riverbirch Way
Hermitage, TN 37076

RESPONSIBLE TAXPAYER:
New Owner

CLT # 097-02-0A-029.00-C

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Barbara Jenkins × _____

Barbara Jenkins

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Barbara Jenkins An unmarried person, 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, at office, this 2nd day of November, 2019.

✓ Emily Myers

Notary Public

EMILY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct. 2, 2023

My Commission Expires: ✓ October 2, 2023

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 310,000.00

Affiant

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Subscribed and sworn before me this the 10th day of February, 20 20.

Signature of Notary Public

Notary Seal

Ollie Mai Parsley
Printed Name of Notary

3/8/22
Commission Expiration

