Karen Johnson Davidson County
Batch# 363147 DEEDWARR
02/26/2020 09:07:37 AM 2 pgs
Fees: $13.00 Taxes: $852.85
20200226-0021254

PREPARED BY: ~~**RETURNED TO:**~~
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$230,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/25/2023
(AFFIX SEAL)

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Courtney Pare 4002 Hoggett Ford Road Hermitage, TN 37076	NEW OWNER	097-02-0A-247.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), 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, **Shana Davis, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Courtney Pare, an unmarried woman**, hereinafter called Grantee(s), her heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 247 on the Plan of the Final Plat of Villages of Riverwood, Section One, Phase 3A, Revision One, of record Plat at Instrument No. 20110630-0050230, 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 Shana Davis, an unmarried woman, by Warranty Deed from Talia Fulton and husband, Dustin Fulton, dated 03/12/2015 and recorded 04/06/2015, of record in Instrument 201504060029464, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 4002 Hoggett Ford Road, Hermitage, TN 37076

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, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this the 25th day of February, 2020.

X _____
Shana Davis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Shana Davis with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 25th of February, 2020.

Jennifer D Stacey
Notary Public

My Commission Expires: 10/3/21

(SEAL)

