Karen Johnson Davidson County
Batch# 371456 DEEDWARR
03/12/2020 02:24:30 PM 2 pgs
Fees: $13.00 Taxes: $851.00
20200312-0027873

WARRANTY DEED

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12.15.2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE,
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
April Love Lockowandt	April Love Lockowandt	Parcel ID: 048 08 0 011.00
(NAME) 4853 Clarksville Pike	(NAME) 4853 Clarksville Pk.	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Whites Creek TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mia Moorefield, as Executor of The Estate of Georgia Sims**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **April Love Lockowandt**, unmarried, hereinafter called the Grantees, their heirs and assigns, a 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. 11, Dry Fork Creek Subdivision of record in Plat Book 11190, Page 23, amending Plat Book 8250, Page 408, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Mia M. Sims and Georgia Sims, Joint Tenants with right of survivorship by Warranty Deed from Audie J. Johnson dated August 29, 2001 and recorded September 6, 2001 as Instrument No. 20010906-0096965, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Georgia Sims by Quitclaim Deed from Mia M. Sims dated March 22, 2005 and recorded March 28, 2005 as Instrument No. 20050328-0032831, in said Register's Office for Davidson County, Tennessee.

The said Georgia Sims having died on May 4, 2018. Property vested to Christopher C. Sims, Monica Elaine Sims and Mia Sims Moorefield as devisees under the Last Will & Testament of Georgia Wallace Sims, Probate Docket No. 19P915, Probate Division of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4853 Clarksville Pike, Whites Creek, TN 37189

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 our hands this 6th day of MARCH 2020

Mia Moorefield, as Executor of The Estate of Georgia Sims

BY: Mia Moorefield, as Executor of The Estate of Georgia Sims

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Mia Moorefield, as Executor of The Estate of Georgia Sims, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of March, 2020.

Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)