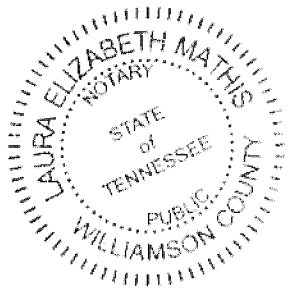
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,955.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Arden C. Williams	Caliber Home Loans, Inc.	086 10 0B 130.00
(NAME) 130 Noel Cove Circle	(NAME) 1525 South Beltline Road	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Coppell, TX 75019	
(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 Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Anna Marie Shepherd, Robert W. Jenesse, Jr., Elizabeth Anne Jenesse Gladstone and Mary Catherine Jenesse Yuhasz**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Arden C. Williams, a single woman**, hereinafter called the Grantee, her 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 Unit No. 130 on the Plan of Noel Cove Townhomes, of record as Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee, reference to said instrument is hereby made for a more complete description thereof.

Being the same property conveyed to Theresa L. Jenesse, a single person by Warranty Deed from Hermitage Developers, Inc., a Tennessee corporation dated September 14, 2005 and recorded September 19, 2005 as Instrument No. 20050919-0112316, in said Register's Office for Davidson County, Tennessee. *The said Theresa L. Jenesse having died on October 18, 2018, leaving property vested in her heirs, Anna Marie Shepherd, Robert W. Jenesse, Jr., Elizabeth Anne Jenesse Gladstone and Mary Catherine Jenesse Yuhasz..*

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 130 Noel Cove Circle, Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 375855 DEEDWARR
03/23/2020 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $869.34
20200323-0031392

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, her heirs and assigns forever; and we 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 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, her 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 17th day of March, 2020.

Anna Marie Shepherd

Robert W. Jenesse, Jr. by Anna Shepherd Attorney In Fact

Elizabeth Anne Jenesse Gladstone by Anna Shepherd Attorney In Fact

Mary Catherine Jenesse Yuhasz by Anna Shepherd Attorney In Fact

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Anna Marie Shepherd, 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 17th day of March, 2020.

Notary Public

My Commission Expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Anna Shepherd, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Robert W. Jenessse, Jr., Elizabeth Anne Jenesse Gladstone and Mary Catherine Jenesse Yuhasz, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Robert W. Jenessse, Jr., Elizabeth Anne Jenesse Gladstone and Mary Catherine Jenesse Yuhasz, for the purposes therein contained.

Witness my hand and official seal, this the 17th day of March, 2020.

Notary Public

My Commission Expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)