Karen Johnson Davidson County
Batch# 383236 DEEDWARR
04/08/2020 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $671.55
20200408-0037145

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013231

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2020.

NOTARY PUBLIC

My commission expires: 12/15/21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhonda Mitchell and Dennis Earl Heidler 1538 Mohawk Trail Madison, TN 37115	Same address as new owner	063-02-0-032.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty One Thousand Five Hundred and 00/100 Dollars ($181,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LARRY L. HOLLIS, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RHONDA MITCHELL AND DENNIS EARL HEIDLER**, both unmarried, as joint tenants, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, State of Tennessee, being Lot No. 122 on the Map of Nawakwa Hills Powwow Addition, Section 4, as of record in Book 974, Page 26, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Larry L. Hollis, unmarried, by Warranty Deed from Cumberland Builders, Inc., a Tennessee corporation, dated 9/16/11 and recorded 9/19/11 in Instrument No. 20110919-0072461, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1538 Mohawk Trail, Madison, TN 37115, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 6th day of April, 2020.

Larry L. Hollis

LARRY L. HOLLIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Larry L. Hollis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 6th day of April, 2020.

Notary Public

Roger Sheaves

Printed Notary Name

My commission expires: 5-23-23

ROGER EARL SHEAVES JR
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

True Copy Certification

I, **Jennifer Pennell**, 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 executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022