WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dee Gale Sloan	New owner	
(NAME)	(NAME)	
216 Thistle Lane		086140A21600CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Frankie B Hodge, an unmarried woman**, **Formerly known as Frankie B Eubank**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Dee Gale Sloan, a single woman,** hereinafter called the GRANTEE(S), his/her/their 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. 216 (formerly shown as Unit on prior conveyances), on the plan of Stage Three, HERMITAGE MEADOWS, as shown on plat of record in Book 6250, Page 300, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Being the same property conveyed to Frankie B. Eubank by Warranty Deed from Tracy L. Fahlgren, now McCormick and husband Steve McCormick, dated 09/29/1997 and recorded 09/29/1997, of record in Book 10624, Page 487, Register's Office for Davidson County, Tennessee.

Frankie B Eubank is now known as Frankie B Hodge.

All matters shown on the Boundary plat of record in Book 5200, Page 507, in the Register's Office for Davidson County, Tennessee. All matters shown on the plat of record in Book 6250, Page 300, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 6034, Page 365 and Amendments recorded in Instrument 201702100013943 and Scrivener's Affidavit recorded in Instrument 201703200026618, Register's Office for Davidson County, Tennessee. Easement recorded in Book 5962, Page 229, Register's Office for Davidson County, Tennessee. Easement recorded in Book 6716, Page 815, Register's Office for Davidson County, Tennessee. Grant of Easement recorded in Instrument 201211140104689, Register's Office for Davidson County, Tennessee. Articles of Amendment to the Charter of Hermitage Meadows Homeowners Association of record in Book 6034, Page 376, Book 7466, Page 25 and Book 8275, Page 843, Register's Office for Davidson County, Tennessee. By-Laws of Hermitage Meadows Homeowners Association of record in Book 6034, Page 383 and Amendment to By-laws recorded in Book 7660, Page 612, Instrument 200103270029002 and Instrument 201809040087326, Register's Office for Davidson County, Tennessee. Warranty Deed conveys to Hermitage Meadows Homeowners Association of record in Book 6158,Page 931, Book 6209, Page 548 and Book 6668, Page 54, Register's Office for Davidson County,Tennessee.

Karen Johnson Davidson County
Batch# 385733 DEEDWARR
04/14/2020 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $651.20
20200414-0039129
202004140039129

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 216 Thistle Lane, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his/her/their 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.

Effective the 8th day of April, 2020.

Frankie B Hodge 4-8-2020

Frankie B Hodge

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frankie B Hodge, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of April, 2020.

Tracey Trumphour

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

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.

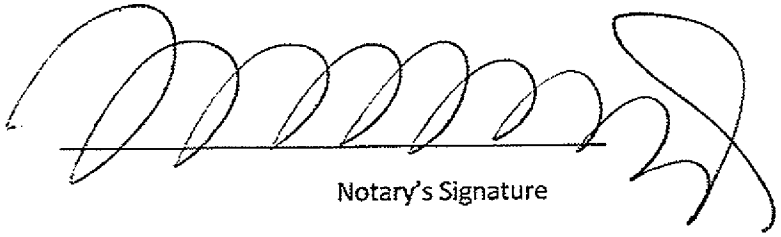


Signature

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

