Karen Johnson Davidson County
Batch# 389680 **DEEDWARR**
04/22/2020 11:50:01 AM 2 pgs
Fees: $13.00 Taxes: $1,091.13

20200422-0042257

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $294,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th day of April, 2020.

NOTARY PUBLIC

My commission expires:

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Megan Lilley and Katherine Lilley	New Owner	07509005600
(NAME)	(NAME)	
3923 Plantation Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $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 **Kerrie Stalker and husband, Will Stalker,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Megan Lilley and Katherine Lilley, a married couple**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 562 on the Plan of Hermitage Hills Subdivision, Section 5, as of record in Book 3300, Page 1, Register's Office, Davidson County, Tennessee.

Said Lot No. 562 fronts 85 feet on the southerly margin of Plantation Drive and runs back between parallel lines, measuring 156.7 feet on the easterly line and 153.4 feet on the westerly line, to a dead line in the rear, measuring 85.0 feet thereon.

Being the same property conveyed to Kerrie Stalker and husband, Will Stalker, by Quitclaim Deed from Virginia L. McClellan, unmarried individually, dated April 21, 2017, and of record in Instrument 20170426-0041163, Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 3923 Plantation Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 14th day of April, 2020.

Kerrie Stalker

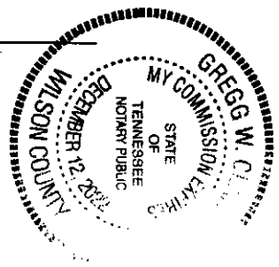
Will Stalker

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kerrie Stalker and Will Stalker, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of April, 2020.

Notary Public
My Commission Expires:



After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122