Karen Johnson Davidson County
Batch# 394384 DEEDWARR
05/01/2020 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20200501-0045650

| | |
|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF Williamson<br><br>The actual consideration or value, whichever is greater, for this transfer is $389,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 29th day of April, 2020.<br><br>Notary Public<br><br>My commission expires: 12-18-22 |
| (Notary Stamp) | |

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
198 E. Main Street, Ste. 200, Franklin, TN 37064

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Kelly Drumright | Same | 085-04-0A-480.00-CO |
| 4944 Riverbank Drive | | |
| Hermitage, TN 37076 | | |

FOR AND IN CONSIDERATION of the sum of Ten 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,

**Heather Smith and Gregory J. Tubbesing, wife and husband**

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

**Kelly Marie Drumright, a single woman**

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 480 on the Plan of Final Plat of the Reserve at Stone Hall, Formery Eversong at Ravenwood , Phase 2, Section 2, Planned Unit Development, of record in Plat at Instrument No. 20190211-0012587, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Heather Smith and Gregory J. Tubbesing, wife and husband, by Warranty deed from Meritage Homes of Tennessee, Inc., an Arizona corporation of record in Instrument No. 20190827-0086258 Register's Office for Davidson County, Tennessee, dated August 26, 2017 and recorded on August 27, 2019.

This is **improved** property known as **4944 Riverbank Drive, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 29th day of April, 2020.

Heather Smith

Gregory J. Tubbesing

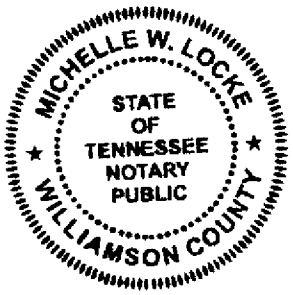
**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Heather Smith and Gregory J. Tubbesing, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 29th day of April, 2020.

Michelle W Locke
Notary Public

My Commission Expires: 9/29/21




SolomonParks File No. 20-000167-525

COMPASS
LAND TITLE

# TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY