Karen Johnson Davidson County
Batch# 396992 DEEDWARR
05/07/2020 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $532.80
20200507-0047753

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $144,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd day of April, 2020.

NOTARY PUBLIC

My commission expires: 4-13-20

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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:
Marilyn Karas and Theodore Karas	SAME AS NEW OWNER	064-12-0A-220.00 CO
(NAME)	(NAME)	
220 Harpers Mill Court		
(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 **Tamera Rena Buie and Marjorie Nicole Thornton,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Marilyn Karas and Theodore Karas**, 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 Unit 220, as shown on the map entitled Fox Run Condominium Apartments, of record in Plat Book 4860, page 52 and as established by Master Deed of record in Book 4956, page 582 and amended in Book 8510, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DAVID M. MIDGETT AND WIFE, PHYLLIS K. MIDGETT, by deed from MARY EVELYN KINKADE, UNMARRIED, of record in Instrument No. 2006115-0141974 , dated November 13, 2006 , said Register's Office. The said Phyllis K. Midgett having since died on or about September 26, 2015, leaving David M. Midgett the surviving tenant by the entirety. The said David M. Midgett having since died intestate on or about September 19, 2019, said Register's Office leaving said property to his only heirs at law, Tamera Rena Buie and Marjorie Nicole Thornton. For further reference see Affidavits of Heirship of record in Instrument No. _____, Instrument No. _____ and Instrument No. _____, said Register's Office. 202005070047750 202005070047751 202005070047752

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 220 Harpers Mill Court, 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 23rd day of April, 2020.

Tamera Rena Buie

Tamera Rena Buie

Marjorie Nicole Thornton

Marjorie Nicole Thornton

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tamera Rena Buie and Marjorie Nicole Thornton, 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 23rd day of April, 2020.

Notary Public
My Commission Expires: 4/20/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

