Karen Johnson Davidson County
Batch# 405675 DEEDWARR
05/26/2020 12:16:34 PM 2 pgs
Fees: $13.00 Taxes: $666.00
20200526-0053957

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

RUTHERFORD COUNTY TONJA COX STATE OF TENNESSEE NOTARY PUBLIC

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2020.

Notary Public
My commission expires: 2/19/24

04-2005-57598

Address of New Owner:	Send Tax Bills to:	Tax Information:
JL Rivera 4113 Pepperwood Dr Antioch TN 37013	JL Rivera 4113 Pepperwood Dr Antioch, TN 37013	165-13-0-A-181.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alice Loudermilk, unmarried and Alice Faye Sivley, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JL Rivera and Grace Ellen Rivera, husband and wife**, hereinafter called the Grantees, their successors and 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. 407, on the Plan of Section Eight, Peppertree Forest, a Planned Unit Development, of record in Book 7900, Page 652, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alice Loudermilk for life, with remainder interest to Arnold L. Loudermilk, Jr. and Alice Faye Sivley by deed from Richard L. Hickey, dated March 26, 1999, recorded April 1, 1999, of record in Book 11412, Page 167, Register's Office for Davidson County, Tennessee. The said Arnold L. Loudermilk Jr. having since died. Melanie Hickey joined in this instrument to convey her marital interest, if any, in subject property.

Alice Loudermilk and Alice May Loudermilk are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4113 Pepperwood Dr, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do

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further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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.

WITNESS my hand this 22nd day of May, 2020.

Alice Loudermilk By: Alice Faye Sivley
Alice Loudermilk Attorney-in-fact
By: Alice Faye Sivley, Attorney-in-fact

Alice Faye Sivley
Alice Faye Sivley

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Alice Faye Sivley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 22nd day of May, 2020.

Notary Public

My Commission expires: 2/19/24

RUTHERFORD COUNTY NOTARY PUBLIC TONJA COX STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Alice Faye Sivley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for **Alice Loudermilk** and that he/she is authorized by **Alice Loudermilk** to execute this instrument on his/her behalf.

Witness my hand in Smyrna, TN, this 22nd day of May, 2019.

Notary Public

My Commission expires: 2/19/24

RUTHERFORD COUNTY NOTARY PUBLIC TONJA COX STATE OF TENNESSEE

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