Karen Johnson Davidson County
Batch# 408446 DEEDWARR
06/01/2020 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20200601-0055930

**RECORD AND RETURN TO:**
**VICTORY TITLE & ESCROW, LLC**
**695 PRESIDENT PL., STE. 203**
**SMYRNA, TN 37167**
**VT200400135**

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00

Elaine C. Williamson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 1st day of May, 2020

Notary Public

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: 1-24-22

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Jo Anne Wilson**<br>**1200 Pierce Rd.**<br>**Madison, TN 37115** | Regions<br>2050 Parkway Office Cir<br>Birmingham AL 35244 | 043-02-0-011.00 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Kwame Asare and Serwaa Asare, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Jo Anne Wilson**, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 1 on the plan of Grimes Subdivision, Re-Subdivision of Lots 17 & 18 of The Re-Subdivision of Lots 2 & 6 of Lots 27 & A Portion of Lot 29 of Dixie Pure Food Sub. at Amqui, of record in Book 6050, Page 481, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.**

**BEING the same property conveyed to Kwame Asare and Serwaa Asare, husband and wife, by Warranty Deed from Shirley E. Grimes, unmarried, dated 11/13/2019 and recorded 11/15/2019 in Instrument No. 20191115-0117938, in the Register's Office of Davidson County, Tennessee.**

**This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.**

This is improved ( X) property known as **1200 Pierce Rd., Madison, TN 37115**
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 and assigns forever, and we do covenant with the said GRANTEES 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 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 our hands this 21st day of May, 2020.

**Kwame Asare**

**Serwaa Asare**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kwame Asare and Serwaa Asare the bargainor(s) 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 at Nashville, Tennessee, this 21st day of May, 2020.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

# True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY