This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 411145 DEEDWARR
06/05/2020 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20200605-0058280

ADDRESS NEW OWNER:
Anneka Gilliam
Nicholas Hollopeter
104 W. Catalina Court
Hermitage, TN 37076

SEND TAX BILL TO:
Acopia, LLC
306 Northcreek Blvd
Ste 100
Goodlettsville, TN 37072

MAP/PARCEL 098-09-0A-012.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rebecca P. Young, unmarried, hereafter called the GRANTOR,** has bargained and sold, and by these presents, do transfer and convey unto **Anneka Gilliam and Nicholas Hollopeter, wife and husband, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Lake Shore, Phase one of record in Plat Book 6900, Page 684, 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 Robert S. Young and wife Rebecca P. Young by Warranty deed from Walter W. Hasken, married of record in Book 11490, page 646, Register's Office for Davidson County, Tennessee, dated May 14, 1999 and recorded on May 24, 1999.

Robert S. Young having since passed on August 13, 2001, leaving Rebecca P. Young as surviving tenant by the entirety.

This is improved property known as: **104 W. Catalina Court, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind themselves, their 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.

Possession to be given 29th day of May, 2020.

WITNESS MY HAND on this the 29th day of May, 2020

Rebecca P. Young

Rebecca P. Young

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Rebecca P. Young,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 29th day of May, 2020.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $285,000.00.

AFFIANT

Subscribed and sworn to before me this the 29th day of May, 2020.

Beverly J. Heatherly

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 200318

Tennessee Certification of Electronic Document

I, Sandy Mitsos (Signer's Name), 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.

Sandy Mitsos (Signature)

State of Tennessee

County of Wilson

Personally appeared before me, Beverly J. Heatherly (Notary's Name), a notary public for this county and state, Sandy Mitsos (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beverly J. Heatherly (Notary's Signature)

MY COMMISSION EXPIRES: 05-09-23

NOTARY'S SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731