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This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7269

Karen Johnson Davidson County
Batch# 414935 DEEDWARR
06/15/2020 01:40:14 PM 2 pgs
Fees: $13.00 Taxes: $1,294.63

20200615-0061162

STATE OF TENNESSEE
COUNTY OF **Davidson**

The actual consideration or value, whichever is greater, for this transfer is $349,900.00.

Affiant

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Subscribed and sworn to before me, this the 5th day of June, 2020.

Notary Public **I. Dyke Tatum**
My Commission Expires: **5/3/2021**

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cheryl Giles 7444 Tarmac Way Nashville, TN 37211	Quicken Loans, LLC 1050 Woodward Avenue Detroit, MI 48226	181-01-0B-280.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Michael Lee Noblett and Sandra E. Edwards, husband and wife** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Cheryl Giles, a single woman**, hereinafter called the Grantee(s), his/her/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. 118 on the Plan of Section One of Phase Three, 2nd Addition to Sugar Valley, RS-10 Subdivision - Cluster Lot Option of record in Instrument No. 20071214-0143931, 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 Michael Lee Noblett and Sandra E. Edwards, husband and wife by Warranty deed from On Point Construction Company, Inc., a Tennessee Corporation of record in Instrument No. 20121214-0115545 Register's Office for Davidson County, Tennessee, dated December 14, 2012 and recorded on December 14, 2012.

This is improved property located at: **7444 Tarmac Way, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 5th day of June, 2020

GRANTOR:

Michael L Noblett
Michael Lee Noblett

Sandra E. Edwards
Sandra E. Edwards

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Lee Noblett and Sandra E. Edwards, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of June, 2020.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5.2.22