WARRANTY DEED

Karen Johnson Davidson County
Batch# 414983 DEEDWARR
06/15/2020 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $486.05
20200615-0061225

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,363.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-16-2020

(AFFIX SEAL)

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan Thomas Marlin	Jonathan Thomas Marlin	
(NAME) 2001 Hunters Pl	(NAME) 2001 Hunters Pl	07408017300
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS) Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We Barry Wiginton and Dana Swafford and Tina Goodrow and Anna Wiginton**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jonathan Thomas Marlin, a married man**, hereinafter called the GRANTEE(S), his 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. 892, on the plan of SECTION EIGHT, HERMITAGE HILLS, as shown on plat of record in Book 3600, Page 24, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Doris W. Wiginton, an unmarried woman by Quitclaim Deed from Doris W. Wiginton, as Trustee of the Doris W. Wiginton Revocable Living Trust, dated August 21, 2001, dated 07/24/2015 and recorded 08/03/2015, of record in Instrument 201508030076149, Register's Office for Davidson County, Tennessee.

The said Doris W. Wiginton aka Doris Wilson Wiginton died intestate on 03/25/2020, leaving the said Barry Wiginton, Dana Swafford, Tina Goodrow, and Anna Wiginton as her sole heirs at law as evidenced by Affidavit of Heirship being filed simultaneously herewith.

All matters shown on the plat of record in Book 3600, Page 24, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 3643, Page 242, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 392 Bonnavale Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 4th day of June, 2020.

Barry Wiginton

Dana Swafford by Barry Wiginton her atty in fact

Tina Goodrow by Barry Wiginton her atty in fact

Anna Wiginton

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barry Wiginton and Anna Wiginton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4th day of June, 2020.

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Wilson

On this 4th day of June, 2020, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Barry Wiginton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Dana Swafford and Tina Goodrow, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No.: 202006150061223, Register's Office of Davidson County, Tennessee.
202006150061224

Witness my hand and Official seal this 4th day of June, 2020.

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 731480
Warranty Deed TN

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

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 Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom

Notary Public

My Commission Expires: 9-16-2020

